



Date: January 2, 2023
 Re: Island Park 5.2 Conference call meeting on December 30th 2022
 Attendance: Roni Elias, Rami Yitzhak, Jerry (Pegasus), Demetre Vrynois, Joe DiRienzi Sr., James Cillo, Danilo Fior, & Rick Roudebush

Tentative Schedule:

EBG perform plumbing and electric inspections/repairs/pressure tests:	1/2/23 thru 1/16/23
EBG (Demetre) estimates finished and submitted to association by:	1/13/23
Drywall only Permits acquired <u>approximately week of:</u>	1/9/23 thru 1/13/23
EBG mobilization staging area/connex/dumpsters, etc.:	1/9/23 thru 1/13/23
Sub-floor replacement <u>3 homes</u> (start with Norm Reiss res.) between:	1/9/23 thru 1/20/23
Mobilization stock insulation and drywall stock all homes:	1/16/23 thru 1/20/23
Insulation/drywall work begins (<u>*pending permits*</u>) all homes duration:	1/23/23 thru 2/28/23

Critical notes:

Permits are estimated to be received by the week of 1/9/23. EBG cannot control the building dept. Timelines that may affect the actual start of rebuilds outlined above. It was discussed EBG can mobilize and stock everything on the schedule provided above but rebuild work cannot commence until the permits are in hand.

Air sample certificates are critical for the rebuild to commence. HOA and Pegasus Management Company have to acquire these, as it is not a function of EBG. If they need to be redone, EBG can provide this service performed by a 3rd party for a per home price TBD, if requested. If certificates cannot be acquired from ServPro for some reason, EBG will be engaged to do this testing.

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EBG suggest a follow up meeting on January 10th at 11:00 or 1:00 or, on January 11th at 11:00 or 1:00.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr.– Restoration/Renovation – G.C. Division- Manager

Renee Sloan

From: Lizbeth Rodriguez
Sent: Monday, January 02, 2023 1:44 PM
To: Rick Roudebush
Cc: Demetre Alexander Vrynios; Joe DiRienzi Sr.; Renee Sloan
Subject: RE: Interior Paint pdf

Thanks Rick, will do
Happy New Year

Thank you kindly,
Liz Rodriguez



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-610-3074
Office : 239-643-1624 ext. 2022
lizbeth.rodriquez@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 02, 2023 12:24 PM
To: Lizbeth Rodriguez <lizbeth.rodriquez@elias-brothers.com>
Cc: Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Interior Paint pdf

Please let me know if you need anything else.
Thank you, Lizbeth.
Rick

On Mon, Jan 2, 2023 at 9:35 AM Lizbeth Rodriguez <lizbeth.rodriquez@elias-brothers.com> wrote:

Good Morning Rick,

Yes I can add 17621 to NOC and attached is the form in word doc. Hopefully this will work

Thank you kindly,

Liz Rodriguez



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lizabeth.rodri@elias-brothers.com

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, December 29, 2022 4:27 PM
To: Lizbeth Rodriguez <lizabeth.rodri@elias-brothers.com>
Subject: Interior Paint pdf

Lizbeth, the form you sent me, is this the form I use to notify Elias when a unit owner wants to be added to the list for you guys to rebuild? If it is, the pdf is locked. I cannot fill it out. Meghan Daiman, 17621 Captiva Island Lane would like to have her unit added. If you would please send me a workable pdf, I'll fill it out for her and send it right back. That is if this is the form to add people to the project.

Thank you,

Rick

Renee Sloan

From: Lizbeth Rodriguez
Sent: Tuesday, January 3, 2023 8:46 AM
To: Maayan Alice
Cc: Renee Sloan; Joe DiRienzi Sr.; Bob Gabriel; Brandon Leonard; Robyn Alice; Rami Yitzhak; Demetre Alexander Vrynios
Subject: FW: Interior Paint Island Park Village
Attachments: 17621 Captiva Damien INTERIOR PAINT NOTIFICATION FORM ISLAND PARK VILLAGE.docx

Good Morning May,
Happy New Year!!

Bid request for:
Address: 17621 Captiva Island Ln, Fort Myers
Resident: Meghan Damien

Looking for Rebuild /Resconstruction of unit

Thank you kindly,
Liz Rodriguez



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EMAILED
1/2/23
JD

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Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr.-- Restoration/Renovation – G.C. Division- Manager

Renee Sloan

From: Renee Sloan
Sent: Monday, January 02, 2023 1:29 PM
To: 'jerry@pegasuscam.com'; James Cillo; Danilo Fior; Rick Roudebush
Cc: Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios
Subject: Island Park 5.2 Meeting Summary
Attachments: Island Park 5.2 Meeting notes 12.30.22.pdf

Good afternoon all,

Please see the attached summary of the conference call that was made on December 30th. We were trying to schedule another conference call January 10th or January 11th, at either 11:00 am or 1:00 pm. If you can confirm a date and time so we can place on our calendar that would be great. Should you have any questions or concerns please contact our office anytime.

Kind regards,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
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Renee Sloan

From: Rami Yitzhak
Sent: Monday, January 02, 2023 12:19 PM
To: Renee Sloan
Subject: FW: Summary of Meeting with Elias

Rami Yitzhak Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Roni Elias
Sent: Monday, January 02, 2023 10:34 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: Fwd: Summary of Meeting with Elias

Sent from my iPhone

Begin forwarded message:

From: Rick Roudebush <rrroudebush@gmail.com>
Date: December 31, 2022 at 3:59:39 PM EST
To: kelsey@pegasuscam.com
Cc: James Cillo <jamescillo@icloud.com>, norm riess <hormriess@yahoo.com>, Danilo Fior <daniolfior47@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, The Durbins <ddjdurbin@gmail.com>, Demetre Alexander Vrynios <demetre@ebgcontracting.com>, Joseph Tortorici <retxpres@gmail.com>, Roni Elias <Roni.Elias@elias-brothers.com>, Mike Chapman <michael@pegasuscam.com>
Subject: Fwd: Summary of Meeting with Elias

You don't often get email from rrroudebush@gmail.com. [Learn why this is important](#)

Kelsey, I can't remember when you and Michael will be returning from vacation. I wanted you to see the notes I took for the meeting, but also request you (or someone in Pegasus) set up a weekly RingCentral(R) teleconference. Please have it set up for Demetre and Joe Sr. (Roni or anyone else he would like to be in on the meetings are his option), Jim Cillo. Norm Riess and Danny Fior. Although, Norm, Danny and myself may not be on the call each week. At this meeting, we want to discuss what progress has been made from the prior week, what was planned that did not get done and why and what the general plan for progress is in the coming week. We would like to set these up for each Thursday at 4 or 5PM, starting next Thursday 1-5-23.

I'm sure there is more than one way to do this, but we also need to request we set up a link from the Pegasus, or IPV's website, to where we can store all of the documented activities done for each unit, as well as, notes/summaries from the weekly meetings. We request access to the files for all residents. In other words, we need to build a way for owners to know what is going on with their units at any given time during the rebuilding process. The information in each unit file will be strictly email communications and written documentation of the physical progress each is going through during rebuild.

When you return, please give me a call and we can discuss how we will be completing these requests. Both of these are time-sensitive to get set up and I realize the e-filing system may not get set up this week. However, both of these requests need to take priority. Construction will be starting very soon and we will need to continue with these meetings each week and document all activities for each owner.

Thank you,
Rick

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

From: **Rick Roudebush** <rrroudebush@gmail.com>

Date: Fri, Dec 30, 2022 at 3:28 PM

Subject: Summary of Meeting with Elias

To: The Durbins <ddjdurbin@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, Danilo Fior <daniolfior47@gmail.com>, ROSS BIONDO <rfbsr1@hotmail.com>

The meeting was attended by Norm Reiss, Jim Cillo, Roni, Rami and Iban Elias, Demetre and Joe (Planner for ELias), Jerry from Pegasus, Dany and myself.

Handwritten notes:
- ?
- Vrynnois Di Lorenzo
- Rick Roudebush
- Fior

First thing Elias needs is the results of the air sampling results. Elias said they will not proceed with construction without air sampling results for all units. He said they would be ready to mobilize by next week if they had them now and that they will proceed with that. The defined mobilizing is ordering and taking delivery of roll-off containers, port-o-potties, setting up the staging area(s) for equipment and supplies that will come, etc. We explained we have requested these but been ignored. Demetre said he called the owner of the sampling company, Rich Hughes. Rich would contact the owner of SP and make arrangements to get the results to us, or at least confirm in writing they all passed for V.2. Like everything with SP, I'm not hopeful. Roni said they could have sampling done for us, but I told him we were not paying for another round of sampling for every unit. Deanna, I apologize for missing the meeting with Alex, but did you mention anything about Serve Pro's failure to produce the sampling results? I assume you most certainly did. They recommended we send a warning letter requesting the results within 5 days, or we will not be paying for them. We did not disclose we have turned them over to Alex. Long and the short of it is, the longer we wait to get these results, the longer it is going to be before they actually start. If we had them today, they said they could fully mobilize and start construction no later than 1-23.

The next big item that came up was subfloors. Roni wants to do engineering study on 3 units to determine which subfloors need to be replaced (fully or partially) and which ones do not. He described doing a 'worst case' 'medium impact' and 'little/no impact' units. I assume we know which units were impacted the most. I remember the 2-3 units which had little to no impact. I asked how he could extrapolate the data he would generate from these studies and apply it to the entire section. He said they may study additional units, but didn't answer my question. He is intending to start next week with

these studies and wants us to pick the ones to study in rank. From my perspective, I don't understand why the studies are even needed, if we can get our air results, assuming they all passed. After the meeting Demetre called me about 1:30PM and said he didn't see the point of any units in V.2. having this study done. He said maybe in Section 3, but not our section. At this point, I do not intend on sending any list to Roni. Demetre said he would like to know if there are owners who would like to have their subfloors replaced, so they can go ahead and plan to replace with new subflooring. Is this something we should determine and let them know?

Roofs with tarps. Roni's reaction when this came up was like he knew nothing about any roofs we need repaired. He asked me for a list of them that we already provided when he gave us high estimates for them. After the conference, Demetre texted me and said he had already done the Xactimate estimates for the repairs/reroofing and Roni had approved them, Demetre said he took all the estimates I gave him and ones which he already had and averaged the cost of all to bring the price of the estimates down and Roni agreed to meet that price. I will pass the estimates Elias worked up with the average costs of the estimates we got from the other roofers next. He did not provide an estimate for 17600/02 Captiva, but will get one to me probably next Monday or Tuesday.

Jim recommended we hold conference calls each week to get updates on everything they have done during the prior week and what all they billed us for. We will also want to know what was planned and didn't get done, so we can put that on top of the list for the next week. I will make this request by tomorrow, if not this afternoon. Danny, are your Thursday afternoon's around 3PM-4PM ok with your schedule?

Personally speaking, I was disappointed because I expected them to tell us they would be starting next week, or at least by Monday 1-9. I understand the timing of the contract and holiday/vacations and these things slowing down the process, but literally nothing has been done in the 2+ weeks since we signed and now it won't be until late January?

Please let me know your questions.
Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 02, 2023 2:08 PM
To: Renee Sloan
Cc: jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios; norm riess
Subject: Re: Island Park 5.2 Meeting Summary

You don't often get email from rroudebush@gmail.com. [Learn why this is important](#)

Renee, please add Norm Reiss to your email list. He is copied on this response.

Will you be setting up this meeting, or Pegasus?

Thank you,

Rick

On Mon, Jan 2, 2023 at 1:31 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

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Island Park section 5.2 meeting on 12/30/23 @ 9:30 a.m.

Topics/Dates discussed during the meeting as follows.

In attendance: Roni. Rami, Gerry (Pegasus), Demetre, Joe D. Sr., James Cillo, Danilo Fior, Rick

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Insulation/drywall work begins (* <u>pending permits</u> *) all homes duration:	1/23/23 thru 2/28/23

Critical notes:

Permits are estimated to be received by the week of 1/9/23. EBG cannot control the building dept. Timelines that may affect the actual start of rebuilds outlined above. It was discussed ebg can mobilize and stock everything on the schedule provided above but rebuild work cannot commence until the permits are in hand.

Air sample certificates are critical to the rebuild to commence. HOA and Pegasus Management Company have to acquire these it is not a function of EBG. If they need to be redone EBG can provide this service performed by a 3rd party for a per home price TBD if requested. If certificates cannot be acquired from ServPro for some reason and EBG is engaged to do this testing it will further delay the rebuild start date.

Waiting for engineering reports for roofing repairs/replacements on five (5) homes. This need to happen on five (5) homes prior to drywall being done in those homes. Roni will discuss this with his roofing staff the week of 1/2/23. Permitting/temp repairs/pricing for each etc. Roni's target for this information to be provided is 1/5-1/6/23.

Renee Sloan

From: Rami Yitzhak
Sent: Monday, January 02, 2023 12:19 PM
To: Renee Sloan
Subject: FW: Summary of Meeting with Elias

Rami Yitzhak

Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Roni Elias
Sent: Monday, January 02, 2023 10:34 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: Fwd: Summary of Meeting with Elias

Sent from my iPhone

Begin forwarded message:

From: Rick Roudebush <rrroudebush@gmail.com>
Date: December 31, 2022 at 3:59:39 PM EST
To: kelsey@pegasuscam.com
Cc: James Cillo <jamescillo@icloud.com>, norm riess <normriess@yahoo.com>, Danilo Fior <daniolfior47@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, The Durbins <ddjdurbin@gmail.com>, Demetre Alexander Vrynios <demetre@ebgcontracting.com>, Joseph Tortorici <retxpres@gmail.com>, Roni Elias <Roni.Elias@elias-brothers.com>, Mike Chapman <michael@pegasuscam.com>
Subject: Fwd: Summary of Meeting with Elias

You don't often get email from rrroudebush@gmail.com. [Learn why this is important](#)

Kelsey, I can't remember when you and Michael will be returning from vacation. I wanted you to see the notes I took for the meeting, but also request you (or someone in Pegasus) set up a weekly RingCentral(R) teleconference. Please have it set up for Demetre and Joe Sr. (Roni or anyone else he would like to be in on the meetings are his option), Jim Cillo, Norm Riess and Danny Fior. Although, Norm, Danny and myself may not be on the call each week. At this meeting, we want to discuss what progress has been made from the prior week, what was planned that did not get done and why and what the general plan for progress is in the coming week. We would like to set these up for each Thursday at 4 or 5PM, starting next Thursday 1-5-23.

Weekly meeting & Document Access

I'm sure there is more than one way to do this, but we also need to request we set up a link from the Pegasus, or IPV's website, to where we can store all of the documented activities done for each unit, as well as, notes/summaries from the weekly meetings. We request access to the files for all residents. In other words, we need to build a way for owners to know what is going on with their units at any given time during the rebuilding process. The information in each unit file will be strictly email communications and written documentation of the physical progress each is going through during rebuild.

When you return, please give me a call and we can discuss how we will be completing these requests. Both of these are time-sensitive to get set up and I realize the e-filing system may not get set up this week. However, both of these requests need to take priority. Construction will be starting very soon and we will need to continue with these meetings each week and document all activities for each owner.

Thank you,
Rick

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

From: Rick Roudebush <rrroudebush@gmail.com>

Date: Fri, Dec 30, 2022 at 3:28 PM

Subject: Summary of Meeting with Elias

To: The Durbins <ddjdurbin@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, Danilo Fior <danilofior47@gmail.com>, ROSS BIONDO <rfsr1@hotmail.com>

The meeting was attended by Norm Reiss, Jim Cillo, Roni, Rami and Iban Elias, Demetre and Joe (Planner for ELias), Jerry from Pegasus, Dany and myself.

First thing Elias needs is the results of the air sampling results. Elias said they will not proceed with construction without air sampling results for all units. He said they would be ready to mobilize by next week if they had them now and that they will proceed with that. The defined mobilizing is ordering and taking delivery of roll-off containers, port-o-potties, setting up the staging area(s) for equipment and supplies that will come, etc. We explained we have requested these but been ignored. Demetre said he called the owner of the sampling company, Rich Hughes. Rich would contact the owner of SP and make arrangements to get the results to us, or at least confirm in writing they all passed for V.2. Like everything with SP, I'm not hopeful. Roni said they could have sampling done for us, but I told him we were not paying for another round of sampling for every unit. Deanna, I apologize for missing the meeting with Alex, but did you mention anything about Serve Pro's failure to produce the sampling results? I assume you most certainly did. They recommended we send a warning letter requesting the results within 5 days, or we will not be paying for them. We did not disclose we have turned them over to Alex. Long and the short of it is, the longer we wait to get these results, the longer it is going to be before they actually start. If we had them today, they said they could fully mobilize and start construction no later than 1-23.

AIR Samples

The next big item that came up was subfloors. Roni wants to do engineering study on 3 units to determine which subfloors need to be replaced (fully or partially) and which ones do not. He described doing a 'worst case' 'medium impact' and 'little/no impact' units. I assume we know which units were impacted the most. I remember the 2-3 units which had little to no impact. I asked how he could extrapolate the data he would generate from these studies and apply it to the entire section. He said they may study additional units, but didn't answer my question. He is intending to start next week with

SubFloors

these studies and wants us to pick the ones to study in rank. From my perspective, I don't understand why the studies are even needed, if we can get our air results, assuming they all passed. After the meeting Demetre called me about 1:30PM and said he didn't see the point of any units in V.2. having this study done. He said maybe in Section 3, but not our section. At this point, I do not intend on sending any list to Roni. Demetre said he would like to know if there are owners who would like to have their subfloors replaced, so they can go ahead and plan to replace with new subflooring. Is this something we should determine and let them know?

ROOFING

Roofs with tarps. Roni's reaction when this came up was like he knew nothing about any roofs we need repaired. He asked me for a list of them that we already provided when he gave us high estimates for them. After the conference, Demetre texted me and said he had already done the Xactimate estimates for the repairs/reroofing and Roni had approved them, Demetre said he took all the estimates I gave him and ones which he already had and averaged the cost of all to bring the price of the estimates down and Roni agreed to meet that price. I will pass the estimates Elias worked up with the average costs of the estimates we got from the other roofers next. He did not provide an estimate for 17600/02 Captiva, but will get one to me probably next Monday or Tuesday.

Weekly meeting

Jim recommended we hold conference calls each week to get updates on everything they have done during the prior week and what all they billed us for. We will also want to know what was planned and didn't get done, so we can put that on top of the list for the next week. I will make this request by tomorrow, if not this afternoon. Danny, are your Thursday afternoon's around 3PM-4PM ok with your schedule?

Start date

Personally speaking, I was disappointed because I expected them to tell us they would be starting next week, or at least by Monday 1-9. I understand the timing of the contract and holiday/vacations and these things slowing down the process, but literally nothing has been done in the 2+ weeks since we signed and now it won't be until late January?

Please let me know your questions.

Rick

Renee Sloan

From: Lizbeth Rodriguez
Sent: Tuesday, January 03, 2023 12:14 PM
To: Renee Sloan
Cc: Robyn Alice; Demetre Alexander Vrynios
Subject: FW: Island Park Village 5.2 Reconstruction Project
Attachments: Island Park Village 5.2 Reconstruction Contract.pdf

From: Stacey Arendt <stacey@ebgcontracting.com>
Sent: Tuesday, December 20, 2022 9:02 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>
Subject: RE: Island Park Village 5.2 Reconstruction Project

Good morning Renee,
Here is the contract. Demetre will be replying with further information.

Stacey

From: Renee Sloan <renee.sloan@elias-brothers.com>
Sent: Tuesday, December 20, 2022 8:56 AM
To: Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Stacey Arendt <stacey@ebgcontracting.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>
Subject: RE: Island Park Village 5.2 Reconstruction Project

Hey guys,
Good morning, Just wondering if you can send me any information on this job, particularly the signed contract. We are trying to get the drywall permitting set up and we need the contract, scope of work, any property management information. I see Kelsey at Pegasus is copied on the email below, do you have her contact information as well incase they need it for anything. Anything you can give me that you have on this job would be most helpful.

Thanks so much and happy Taco Tuesday!! 😊

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Sent: Wednesday, December 14, 2022 4:25 PM
To: Stacey Arendt <stacey@ebgcontracting.com>; Kelsey@pegasuscam.com
Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>
Subject: Re: Island Park Village 5.2 Reconstruction Project

Some people who received this message don't often get email from demetre@ebgcontracting.com. [Learn why this is important](#)

I've got keys to all the houses. None of the residents in the community have flood reports, part of the purpose of signing the contract was to measure and construct an Xactimate file to send over to the insurance to expedite the insurance reports.

Unfortunately, both Servpro and Ready nation promised itemized reports broke down per house. However, the invoices for both companies came back entirely time and material.

Demetre

[Get Outlook for iOS](#)

From: Stacey Arendt <stacey@ebgcontracting.com>
Sent: Wednesday, December 14, 2022 4:03:17 PM
To: Kelsey@pegasuscam.com <Kelsey@pegasuscam.com>
Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <rami.yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>
Subject: Island Park Village 5.2 Reconstruction Project

Good afternoon Kelsey,

Elias Brother Group will begin inspecting and measuring the units next Wednesday – Friday, December 21 – 23. Can you please inform the homeowner's that we will need their insurance documentation regarding the flood estimate?

Thank you for this opportunity and we look forward to working with you.

Thank You,

Stacey Arendt

Administrative Assistant
Roofing Division
Elias Brothers General Contracting, Inc.
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
Stacee@ebgcontracting.com
www.Eliasbrothersgroup.com



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IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-6-2023)

Full-time Residents:

17601 Captiva – Jim Cillo
17603 Captiva – Lois Avis
17611 Captiva – Gerry Edwards
17613 Captiva – Virginia Howley
17621 Captiva – Meghan Damien
17631 Captiva – Youssef Roumie
17633 Captiva – Norm Reiss
17641 Captiva – Joe Barker
17653 Captiva – Jaye Popoli
17601 Marco – Judy Benz
17641 Marco – Rick Roudebush
17643 Marco – Sue Carlton

Part-time Residents:

17600 Captiva – Joe Tortorici
17602 Captiva – Radu Marin
17620 Captiva – Janelle Goff
17630 Captiva – Randolph Rees
17632 Captiva – George McCann
17642 Captiva – Mike Cooper
17643 Captiva – Joe Calcagno
17633 Marco – Terry Addie
17651 Marco – Will Vespe

Resident List by Address

Active Flag Yes

Island Park Village V.2 Condo

Property Address	Name	Owner	Elias	Undecided	Notes
17600 Captiva Island Lane	Tortorici Living Trust , Joseph & Donna		x		replace some subfloor
17601 Captiva Island Lane	Cillo, James & Geraldine		x		
17602 Captiva Island Lane	Marin , Radu Liviu & Karina		x		
17603 Captiva Island Lane	Avis, Louis L. Diane K.		x		items need to be removed
17610 Captiva Island Lane	Ibbotson Family Trust, The	x			
17611 Captiva Island Lane	Edwards, Gerald E.		x		check on subfloor replace
17612 Captiva Island Lane	Whelan Ulm , Kathleen M.	x			
17613 Captiva Island Lane	Howley , Virginia A.		x		
17620 Captiva Island Lane	Goff TR DTD 12/17/93, Janelle W		x		replace subfloor
17621 Captiva Island Lane	Damian, Meghan Anne				change order - broken window
17622 Captiva Island Lane	Biondo SR, Ross F.	x			
17623 Captiva Island Lane	Fox, Randal & Carrie	x			
17630 Captiva Island Lane	Rees, Randolph & Anne			x	needs structural repairs
17631 Captiva Island Lane	Roumie, Youssef H.		x		
17632 Captiva Island Lane	McCann, George L. & Cynthia A			x	
17633 Captiva Island Lane	Rita T Angelini & Normann Riess, Marina Lindsey Angelina Riess &			x	
17640 Captiva Island Lane	Zanetti , Linda A.			x	
17641 Captiva Island Lane	Barker Trustees, Joseph H. & Connie		x		
17642 Captiva Island Lane	Cooper, Michelle Breen & Michael		x		
17643 Captiva Island Lane	Calcagno, Joseph R & Andrea		x		front stairs and AC stand
17651 Captiva Island Lane	Walendy, Edward Walter & Linda Joyce	x			
17653 Captiva Island Lane	Popoli, Jaye L.		x		
17654 Captiva Island Lane	Brown Family Trust , J. Millard	x			change order - exterior work only
17601 Marco Island Lane	Benz, Judith R.		x		
17603 Marco Island Lane	Fior, Danilo & Agnese	x			
17611 Marco Island Lane	Durbin, Deanna & David	x			

17613 Marco Island Lane	Hudson, Garrett J.	x			
17621 Marco Island Lane	Nott, James & Glenda	x			
17623 Marco Island Lane	Castro TRT Castro Joint RT , Angelica G.		x		
17631 Marco Island Lane	Wileman, Kraig & Nichole	x			
17633 Marco Island Lane	Addie, Terry & Brenda		x		
17641 Marco Island Lane	Roudebush , Rick R. & Kelly		x		
17643 Marco Island Lane	Carlton , Sue E.		x		
17651 Marco Island Lane	Vespe, William	x		x	

ISLAND PARK VILLAGE SECTION V, PART 2 CONDO. ASSN.,
INC. AND
8840 TERRENE CT
STE 102
BONITA SPRINGS, FL 34135-9533

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PROGRESSIVE

AMERICAN STRATEGIC INSURANCE
SERVICED BY E-INS.NET
2 ASI WAY
SAINT PETERSBURG, FL 33702

CENTENNIAL BANK
4845 4TH STREET NORTH
ST. PETERSBURG, FL 33703

77151

63-1470/631
100

19000-221001

DATE
1/6/2023

AMOUNT
\$160,121.49

PAY One Hundred Sixty Thousand One Hundred Twenty One Dollars And Forty Nine Cents*****

TO THE ORDER OF ISLAND PARK VILLAGE SECTION V, PART 2 CONDO. ASSN.,
INC. AND
8840 TERRENE CT
STE 102
BONITA SPRINGS, FL 34135-9533

VOID SIX MONTHS FROM CHECK DATE

A. Hauett PL

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE. DOCUMENT ALSO CONTAINS HEAT SENSITIVE INK. TOUCH HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈ 77151 ⑈ ⑆082902757⑆

⑆1023714⑈

AMERICAN STRATEGIC INSURANCE

77151

ISLAND PARK VILLAGE SECTION V, PART 2 CONDO. ASSN., INC. AND

19000-221001

Final Payment Dwelling for Tidal Water Overflow loss occurring 9/28/2022 12:00:00 AM

RECEIVED
JAN 11 2023

BY:

ISLAND PARK - #002240



P.O. Box 33018
St. Petersburg, FL 33733
(866) 511 – 0793
floodclaims@asicorp.org

01/05/2023

Island Park Village Section V, Part 2 Condo. Assn., Inc.
C/O Pegasus Property Mgmt
8840 Terrene Ct, Ste 102
Bonita Springs, FL 34135

Re: Policy Number: fld136523
Date of Loss: 09/28/2022
Claim Number: 19000
Insured Property: 17601-17603 Captiva Island Ln, Fort Myers, FL 33908

Dear Mr. Biondi;

Thank you for trusting the National Flood Insurance Program with your flood insurance needs. We are sorry for your flood loss and hope that your flood insurance policy will help you recover quickly. The following is your covered flood claim breakdown:

Coverage A	
RCV	\$ 191,786.50
Less Depreciation	\$ 415.01
ACV	\$ 191,371.49
Less Deductible	\$ 1,250.00
Less Advance Pmt	\$ 30,000.00
Cov A Payment	\$ 160,121.49

We have exercised our option to accept your adjuster's report of your flood loss instead of a signed proof of loss to evaluate and pay your claim. Enclosed you will find one or more checks for the amounts indicated above. The adjuster's report accompanying this letter explains the basis for the enclosed payments. Please carefully review the report and contact your adjuster to discuss any questions.

Please note the Standard Flood Insurance Policy - Dwelling Form limits coverage to the enclosed area below your elevated home to the items specifically enumerated below. Section III. PROPERTY INSURED, Part A, Item 8:

2022

ISLAND PARK - #002241

8. *Items of property in a building enclosure below the lowest elevated floor of an elevated post-FIRM building located in Zones A1–A30, AE, AH, AR, AR/A, AR/AE, AR/AH, AR/A1–A30, V1–V30, or VE, or in a basement regardless of the zone. Coverage is limited to the following:*

a. *Any of the following items, if installed in their functioning locations and, if necessary for operation, connected to a power source:*

- (1) Central air conditioners;*
- (2) Cisterns and the water in them;*
- (3) Drywall for walls and ceilings in a basement and the cost of labor to nail it, unfinished and unfloated and not taped, to the framing;*
- (4) Electrical junction and circuit breaker boxes;*
- (5) Electrical outlets and switches;*
- (6) Elevators, dumbwaiters, and related equipment, except for related equipment installed below the base flood elevation after September 30, 1987;*
- (7) Fuel tanks and the fuel in them;*
- (8) Furnaces and hot water heaters;*
- (9) Heat pumps;*
- (10) Nonflammable insulation in a basement;*
- (11) Pumps and tanks used in solar energy systems;*
- (12) Stairways and staircases attached to the building not separated from it by elevated walkways;*
- (13) Sump pumps;*
- (14) Water softeners and the chemicals in them, water filters, and faucets installed as an integral part of the plumbing system;*
- (15) Well water tanks and pumps;*
- (16) Required utility connections for any item in this list; and*
- (17) Footings, foundations, posts, pilings, piers, or other foundation walls and anchorage systems required to support a building.*

b. *Clean-up.*

If you do not agree with our decision to deny the claim, in whole or in part, Federal Law allows the policyholder to appeal that decision within 60 days of the date of this denial letter. Please see the Policyholder Rights enclosed with this letter.

Accepting this payment does not waive any of your rights to seek further payments under your flood insurance policy. If you find additional flood damage that was not included in the adjuster's estimate or if the cost to repair the flood damage exceeds the adjuster's estimate, you may request an additional payment in accordance with the terms and conditions of the Standard Flood Insurance Policy.

You may also access the Standard Flood Insurance Policy at:

<https://www.fema.gov/national-flood-insurance-program/standard-flood-insurance-policy-forms>

Should you have any questions, concerns or require additional clarification on any portion of the claim process, please feel free to call, (866) 511-0793.

Regards,

2022

ISLAND PARK - #002242



Melissa Andrick
Senior Flood Claim Examiner, Litigation
Progressive Flood
Toll Free: (866) 511-0793
Fax: (888) 308-9025
Email: floodclaims@asicorp.org

CC:

RTI INSURANCE / FT MYERS
6901 PROFESSIONAL PARKWAY E STE 104
SARASOTA, FL 34240

2022

ISLAND PARK - #002244

PROOF OF LOSS

BUILDING AND CONTENTS

Adjuster-Prepared

This is not a Release

Policyholders use this form to provide a Proof of Loss to their insurer, which is the policyholder's statement of the amount of money being requested, signed and sworn to by the policyholder, with documentation to support the amount requested, as required by the Standard Flood Insurance Policy (SFIP) in section VII.J.4 This form can be used when the adjuster prepares the Proof of Loss as a courtesy to the policyholder, who then reviews and verifies the accuracy of the information and amounts. By signing this Proof of Loss, the policyholder agrees with and validates the amounts prepared by the adjuster.

POLICYHOLDER: Island Park Village Section V Pt 2
PROPERTY ADDRESS: 17601-17603 Captiva Island Ln
CITY: Fort Myers STATE: FL ZIP: 33908
MAILING ADDRESS: 8840 Terrene Ct Ste 102
CITY: Bonita Springs STATE: FL ZIP: 34135
EMAIL(S): rfsr1@gmail.com
POLICY NO.: FLD136523
CLAIM/FILE NO.: 19000
DATE OF LOSS: 09/28/2022
TIME OF LOSS: 13:00 PM
EDN NO.: FL0222
PHONE NO.: (239) 896-7822

How flood loss happened: Overflow of inland or tidal waters

Title and Occupancy: Building type: Residential condominium building
Ownership/use: Owner-occupied (principal residence)
Contents type/ownership/use: I did not purchase coverage for contents

Interest: Mortgagee(s):
Others with interest in or liens, charges or claims against property:
Other insurance that may insure this loss: Centauri
Type: Condominium

SFIP policy type: RCBAP Form No. of insured buildings/units: 1 Contents coverage: No Tenant improvements: No

Table with columns: Statement of Loss, Coverage A - Building Property, Coverage B - Personal Property. Rows include Coverage limit(s), Coverage deductible(s), Property pre-loss value (RCV), Insured damage RCV loss, Insured damage ACV loss, Net insured ACV loss, ACV claim, Claim subtotal, Net claim.

I have received and reviewed the adjuster-prepared estimate and am requesting payment for the amount(s) of my claim determined above.
I understand that I must submit a Proof of Loss within 60 days of the date of the loss or within any extension of that deadline made in writing by FEMA's Federal Insurance Administrator. The flood event identified above damaged or destroyed the property claimed on this Proof of Loss. I understand that my SFIP is issued pursuant to federal law, the National Flood Insurance Act of 1968, as amended, and applicable federal regulations in Title 44 of the Code of Federal Regulations, Chapter 1, Subchapter B.

I understand that I may still request additional payment for other flood damages if I believe that not all damages were addressed in this estimate. In the event a third party is responsible for the damage, I hereby authorize my insurer to bring suit in my name against any third party who may be responsible for the damages. I have not knowingly and willfully falsified or concealed a material fact, made a false or fraudulent representation or presented any false document in connection with this claim, and acknowledge that any such action is subject to prosecution under federal law. I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

POLICYHOLDER SIGNATURE: DATE SIGNED:

Policyholder Rights

You have options if your flood insurer denies your claim



We understand that the claims process is not always an easy one, but we are here to support you. If you do not agree with your insurer's decision to deny your claim and you receive a full or partial claim denial letter from your insurer, you have several options:



Work with your insurer. We encourage you to first talk to your adjuster or insurer for any specific questions about your claim. Your adjuster can answer general questions and assist you in proving your loss. Your insurer can address specific questions and make final decisions about your claim. If you need to correct or add to any previously submitted proof of loss, you can submit an amended proof of loss directly to your insurer. You must sign and swear to an amended proof of loss and include documentation to support your loss and the dollar amount requested.



File an appeal. You may file a flood insurance appeal directly to us at FEMA, the Federal agency that oversees the National Flood Insurance Program (NFIP). On appeal, FEMA will work with you and your insurer to gather the claim facts, review the applicable guidance, policy terms and conditions, and provide an appeal decision that explains why FEMA is upholding or overturning the decision.

- To file an appeal, you must explain the issue(s) in writing, include a copy of the denial letter from your insurer, and provide any supporting documentation.
- There is no fee to file an appeal and you do not need a third party to represent you. If you have a third party represent you, FEMA will not pay for any costs incurred for representation. By law, FEMA cannot discuss your claim with a third party representative unless you provide certain information in writing. Please see "Authorize Someone Else to Represent You" at <https://www.fema.gov/flood-claim-appeals-and-guidance> for additional information.
- You must file your appeal within 60 days of the date of the insurer's denial letter by sending it to FEMA, 400 C Street SW, 3rd Floor SW, Washington, D.C. 20472-3010, or FEMA-NFIP-Appeals@fema.dhs.gov. **FEMA will receive and begin processing emailed appeals more quickly than those sent via U.S. mail or express carrier.** Please note that due to cybersecurity requirements, FEMA cannot access file sharing sites, CDs, DVDs, or any electronic storage devices.
- If you appeal, you can later choose to file suit against your insurer as long as you are still within the one-year timeframe available to file suit, but you can no longer seek appraisal.



File a lawsuit. Federal law permits you to file suit in the Federal District Court where the damage occurred within one year of when your insurer first denied all or part of your claim.

- You must file suit against your insurer. If the NFIP Direct is your insurer, you may file suit against FEMA. For all other flood insurers, you may not file suit against FEMA.
- Filing an appeal does not extend the one-year timeframe to file suit against your insurer.
- Prior to or after filing a lawsuit, you may want to invoke the appraisal provision of the Standard Flood Insurance Policy. Appraisal is a viable alternative to a lawsuit when the only dispute between you and your insurer involves the price to be paid for a covered flood-damaged item.
- After filing an appeal to FEMA, you may still file suit against your insurer, but once you initiate litigation you can no longer file an appeal.

Additional Information. For more information about the flood insurance claims process, please see the NFIP Flood Claims Process Fact Sheet or the NFIP Flood Insurance Claims Handbook both found electronically on FEMA.gov.



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: General/Exterior

General/Exterior 73' x 36' x 8'
 Offset 10' x 25' x 8'
 Offset 10' x 13' x 8'
 Offset 6' x 40' x 8'
 Offset 2' x 20' x 8'
 Offset 4' x 59' x 8'
 Offset 14' x 51' x 8'
 Door 2 @ 18' x 6' 8.0"
 Door 2 @ 3' x 6' 8.0"
 Door 5' x 6' 8.0"
 Door 7' x 6' 8.0"
 Door 9' x 6' 8.0"

Lower Perimeter: 247.00 LF Floor SF: 4238.00 SF Wall SF: 2060.00 SF
 Upper Perimeter: 310.00 LF Floor SY: 470.89 SY Ceiling SF: 4238.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
386.3 SF	Pressure/Power Wash Exterior Wall - Siding (75.0% / 2.0') 2ft at elevated floor level, excludes area of gaarge	\$0.48	\$185.42		\$185.42
2.0 EA	Dumpster Rental 1 for each unit	\$1,123.95	\$2,247.90		\$2,247.90
Totals For General/Exterior			\$2,433.32	\$0.00	\$2,433.32

Estimate Section: Crawlspace

Crawlspace 73' x 36' x 4'
 Offset 10' x 25' x 4'
 Offset 10' x 13' x 4'
 Offset 4' x 59' x 4'

Lower Perimeter: 266.00 LF Floor SF: 3244.00 SF Wall SF: 1064.00 SF
 Upper Perimeter: 266.00 LF Floor SY: 360.44 SY Ceiling SF: 3244.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
3244.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$3,373.76		\$3,373.76
1064.0 SF	Mildewcide Wall Treatment (100.0% / 4.0') Foundation walls	\$0.42	\$446.88		\$446.88
3244.0 SF	Treat Floor Framing System (100.0%)	\$0.42	\$1,362.48		\$1,362.48
3244.0 SF	Electrical - Residential (Per SF) (100.0%) Wiring and junction boxes submerged in the water	\$1.98	\$6,423.12	\$770.77	\$5,652.35
Totals For Crawlspace			\$11,606.24	\$770.77	\$10,835.47

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 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Bedroom 1

17601 Bedroom 1 10' 9.0" x 10' 2.0" x 8'
 Door 5' x 6' 8.0"
 Closet 2' 2.0" x 5' x 8'
 Opening: 4' x 6' 8.0"
 Offset 2' 3.0" x 5' 8.0" x 8'

Lower Perimeter: 47.70 LF Floor SF: 132.90 SF Wall SF: 398.70 SF
 Upper Perimeter: 46.30 LF Floor SY: 14.77 SY Ceiling SF: 132.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
132.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$138.22		\$138.22
99.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$41.87		\$41.87
132.9 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$86.39		\$86.39
132.9 SF	Remove Subflooring (100.0%)	\$1.92	\$255.17		\$255.17
132.9 SF	Replace Subflooring (100.0%)	\$7.64	\$1,015.36	\$121.84	\$893.52
132.9 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$237.89		\$237.89
132.9 SF	Replace Wood Flooring - Plank (100.0%) Bamboo	\$11.97	\$1,590.81	\$190.90	\$1,399.91
99.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$97.71		\$97.71
299.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$891.02	\$106.92	\$784.10
149.5 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$167.44	\$35.16	\$132.28
299.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$242.19	\$50.86	\$191.33
99.7 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$180.46	\$37.90	\$142.56
47.7 LF	Remove Base Moulding (100.0%)	\$0.55	\$26.24		\$26.24
47.7 LF	Replace Base Moulding (100.0%)	\$3.80	\$181.26	\$21.75	\$159.51
47.7 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$62.49	\$13.12	\$49.37
47.7 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$26.24		\$26.24
47.7 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$88.25	\$10.59	\$77.66
47.7 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$62.49	\$13.12	\$49.37
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
2.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$454.12	\$54.49	\$399.63
2.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$141.02	\$29.61	\$111.41
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17601 Bedroom 1			\$7,051.79	\$798.38	\$6,253.41

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Living Room

17601 Living Room 26' x 14' 3.0" x 8'
 (10' High at 12')
 Opening 7' 6.0" x 7'
 Offset 8' 8.0" x 4' 5.0" x 8'
 Offset 8' 11.0" x 3' 7.0" x 8'
 Door 3' x 6' 8.0"
 Door 5' x 6' 8.0"

Lower Perimeter: 100.20 LF Floor SF: 440.70 SF Wall SF: 871.50 SF
 Upper Perimeter: 116.30 LF Floor SY: 48.97 SY Ceiling SF: 445.10 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
440.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$458.33		\$458.33
440.7 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$185.09		\$185.09
197.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$83.08		\$83.08
440.7 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$286.46		\$286.46
440.7 SF	Remove Subflooring (100.0%)	\$1.92	\$846.14		\$846.14
440.7 SF	Replace Subflooring (100.0%)	\$7.64	\$3,366.95	\$404.03	\$2,962.92
440.7 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$788.85		\$788.85
440.7 SF	Replace Wood Flooring - Plank (100.0%)	\$11.97	\$5,275.18	\$633.02	\$4,642.16
197.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$193.84		\$193.84
197.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')			\$70.73	\$518.71
296.6 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$332.19	\$69.76	\$262.43
593.3 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$480.57	\$100.92	\$379.65
197.8 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$358.02	\$75.18	\$282.84
100.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$55.11		\$55.11
100.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$380.76	\$45.69	\$335.07
100.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$131.26	\$27.56	\$103.70
100.2 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$55.11		\$55.11
100.2 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$185.37	\$22.24	\$163.13
100.2 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$131.26	\$27.56	\$103.70
1.0 EA	Remove Fan Lite Pre-hung Entry Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Fan Lite Pre-hung Entry Door	\$1,135.74	\$1,135.74	\$136.29	\$999.45
1.0 EA	Paint / Finish Fan Lite Pre-hung Entry Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
1.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$9.29		\$9.29
1.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$46.92	\$5.63	\$41.29
1.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$12.91	\$2.71	\$10.20
Totals For 17601 Living Room			\$15,567.48	\$1,639.71	\$13,927.77

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Hall

17601 Hall 4' 9.0" x 3' 2.0" x 8'
 Closet 1' 9.0" x 2' 1.0" x 8'
 Opening: 2' x 6' 8.0"
 Opening 3' x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"

Lower Perimeter: 11.50 LF Floor SF: 18.70 SF Wall SF: 104.00 SF
 Upper Perimeter: 15.80 LF Floor SY: 2.08 SY Ceiling SF: 18.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
18.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$19.45		\$19.45
18.7 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$7.85		\$7.85
26.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$10.92		\$10.92
18.7 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$12.16		\$12.16
18.7 SF	Remove Subflooring (100.0%)	\$1.92	\$35.90		\$35.90
18.7 SF	Replace Subflooring (100.0%)	\$7.64	\$142.87	\$17.14	\$125.73
18.7 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$33.47		\$33.47
18.7 SF	Replace Wood Flooring - Plank (100.0%)	\$11.97	\$223.84	\$26.86	\$196.98
26.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$25.48		\$25.48
26.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$77.48	\$9.30	\$68.18
39.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$43.68	\$9.17	\$34.51
78.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$63.18	\$13.27	\$49.91
26.0 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$47.06	\$9.88	\$37.18
11.5 LF	Remove Base Moulding (100.0%)	\$0.55	\$6.33		\$6.33
11.5 LF	Replace Base Moulding (100.0%)	\$3.80	\$43.70	\$5.24	\$38.46
11.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$15.07	\$3.16	\$11.91
11.5 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$6.33		\$6.33
11.5 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$21.28	\$2.55	\$18.73
11.5 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$15.07	\$3.16	\$11.91
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
Totals For 17601 Hall			\$1,456.07	\$178.48	\$1,277.59

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Bathroom

17601 Bathroom 7' 8.0" x 4' 11.0" x 8'
 Offset (tub) 2' 6.0" x 4' 11.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 27.70 LF Floor SF: 50.00 SF Wall SF: 224.70 SF
 Upper Perimeter: 30.20 LF Floor SY: 5.56 SY Ceiling SF: 50.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
50.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$52.00		\$52.00
50.0 SF	Remove Subflooring (100.0%)	\$1.92	\$96.00		\$96.00
50.0 SF	Replace Subflooring (100.0%)	\$7.64	\$382.00	\$45.84	\$336.16
28.7 SF	Remove Tile Flooring - Ceramic Excludes tub and vanity	\$2.57	\$73.76		\$73.76
28.7 SF	Replace Tile Flooring - Ceramic	\$17.63	\$505.98	\$60.72	\$445.26
28.7 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$27.55		\$27.55
28.7 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$104.18	\$12.50	\$91.68
56.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$55.08		\$55.08
56.2 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$167.48	\$20.10	\$147.38
48.0 SF	Texture Walls Excludes area of tub and vanity	\$1.12	\$53.76	\$11.29	\$42.47
121.5 SF	Paint Walls (1 Coat) Excludes area of tub and vanity	\$0.81	\$98.42	\$20.67	\$77.75
28.5 SF	Paint Walls (2 Coats) Excludes area of tub and vanity	\$1.74	\$49.59	\$10.41	\$39.18
60.0 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$94.20		\$94.20
60.0 SF	Replace Wall Tile - Ceramic Type Shower surround	\$23.51	\$1,410.60	\$169.27	\$1,241.33
16.0 LF	Remove Base Moulding Excludes tub and vanity	\$0.55	\$8.80		\$8.80
16.0 LF	Replace Base Moulding	\$3.80	\$60.80	\$7.30	\$53.50
16.0 LF	Paint / Finish Base Moulding	\$1.25	\$20.00	\$4.20	\$15.80
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$67.72	\$67.72	\$14.22	\$53.50
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
45.0 LF	Remove and Reinstall Vanity Cabinetry	\$36.85	\$1,658.25		\$1,658.25
4.5 LF	Remove Toe Kick Board for Vanity Cabinetry	\$1.62	\$7.29		\$7.29
4.5 LF	Replace Toe Kick Board for Vanity Cabinetry	\$10.21	\$45.95	\$5.51	\$40.44
4.5 LF	Remove and Reinstall Cultured Marble Vanity Top	\$31.26	\$140.67		\$140.67
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Combo Faucet / Shower for Bathtub	\$41.11	\$41.11		\$41.11
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$41.11	\$41.11		\$41.11
Totals For 17601 Bathroom			\$6,190.16	\$425.96	\$5,764.20

Estimate Section: 17601 Bedroom 2

17601 Bedroom 2 11' 9.0" x 11' 6.0" x 8'
 Closet 2' x 5' 11.0" x 8'
 Opening: 4' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 51.80 LF Floor SF: 147.00 SF Wall SF: 428.70 SF
 Upper Perimeter: 46.50 LF Floor SY: 16.33 SY Ceiling SF: 147.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
147.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$152.88		\$152.88
107.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$45.02		\$45.02
147.0 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$95.55		\$95.55
147.0 SF	Remove Subflooring (100.0%)	\$1.92	\$282.24		\$282.24
147.0 SF	Replace Subflooring (100.0%)	\$7.64	\$1,123.08	\$134.77	\$988.31
147.0 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$263.13		\$263.13
147.0 SF	Replace Wood Flooring - Plank (100.0%) Bamboo	\$11.97	\$1,759.59	\$211.15	\$1,548.44
107.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$105.06		\$105.06
321.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$958.07	\$114.97	\$843.10
160.8 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$180.10	\$37.82	\$142.28
321.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$260.42	\$54.69	\$205.73
107.2 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$194.03	\$40.75	\$153.28
51.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$28.49		\$28.49
51.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$196.84	\$23.62	\$173.22
51.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$67.86	\$14.25	\$53.61
51.8 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$28.49		\$28.49
51.8 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$95.83	\$11.50	\$84.33
51.8 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$67.86	\$14.25	\$53.61
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17601 Bedroom 2			\$7,175.40	\$811.95	\$6,363.45

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Family Room

17601 Family Room 20' x 15' 7.0" x 8'
 (11' High at 9')
 Door 2 @ 2' 6.0" x 6' 8.0"
 Opening 7' 6.0" x 7'
 Door 9' x 6' 8.0"

Lower Perimeter: 49.70 LF Floor SF: 311.70 SF Wall SF: 483.50 SF
 Upper Perimeter: 72.90 LF Floor SY: 34.63 SY Ceiling SF: 325.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
311.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$324.17		\$324.17
94.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$39.56		\$39.56
311.7 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$202.61		\$202.61
311.7 SF	Remove Subflooring (100.0%)	\$1.92	\$598.46		\$598.46
311.7 SF	Replace Subflooring (100.0%)	\$7.64	\$2,381.39	\$285.77	\$2,095.62
311.7 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$557.94		\$557.94
311.7 SF	Replace Wood Flooring - Plank (100.0%) Bamboo	\$11.97	\$3,731.05	\$447.73	\$3,283.32
94.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$92.32		\$92.32
282.6 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$842.15	\$101.06	\$741.09
141.3 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$158.26	\$33.23	\$125.03
282.6 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$228.91	\$48.07	\$180.84
94.2 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$170.50	\$35.81	\$134.69
49.7 LF	Remove Base Moulding (100.0%)	\$0.55	\$27.34		\$27.34
49.7 LF	Replace Base Moulding (100.0%)	\$3.80	\$188.86	\$22.66	\$166.20
49.7 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$65.11	\$13.67	\$51.44
49.7 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$27.34		\$27.34
49.7 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$91.95	\$11.03	\$80.92
49.7 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$65.11	\$13.67	\$51.44
1.0 EA	Remove and Reinstall Sliding Glass Patio Door	\$197.31	\$197.31		\$197.31
1.0 EA	Clean Sliding Glass Patio Door	\$41.29	\$41.29		\$41.29
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
63.0 SF	Remove Vertical Blinds	\$0.26	\$16.38		\$16.38
63.0 SF	Replace Vertical Blinds	\$9.57	\$602.91	\$72.35	\$530.56
Totals For 17601 Family Room			\$10,732.89	\$1,094.88	\$9,638.01

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Master Bedroom

17601 Master Bedroom 14' x 12' 11.0" x 8'
 (11' High at 9')
 Door 2 @ 2' 6.0" x 6' 8.0"
 Door 5' x 6' 8.0"
 Closet 6' 9.0" x 4' 7.0" x 8'
 Opening: 2' x 6' 8.0"
 Closet 6' 9.0" x 4' 7.0" x 8'
 Opening: 2' x 6' 8.0"

Lower Perimeter: 81.20 LF Floor SF: 242.70 SF Wall SF: 715.30 SF
 Upper Perimeter: 56.50 LF Floor SY: 26.97 SY Ceiling SF: 259.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
242.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$252.41		\$252.41
158.6 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$66.61		\$66.61
242.7 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$157.76		\$157.76
242.7 SF	Remove Subflooring (100.0%)	\$1.92	\$465.98		\$465.98
242.7 SF	Replace Subflooring (100.0%)	\$7.64	\$1,854.23	\$222.51	\$1,631.72
242.7 SF	Remove Wood Flooring - Plank (100.0%)	\$1.79	\$434.43		\$434.43
242.7 SF	Replace Wood Flooring - Plank (100.0%) Bamboo	\$11.97	\$2,905.12	\$348.61	\$2,556.51
158.6 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$155.43		\$155.43
475.9 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$1,418.18	\$170.18	\$1,248.00
238.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$266.56	\$55.98	\$210.58
475.9 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$385.48	\$80.95	\$304.53
158.6 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$287.07	\$60.28	\$226.79
81.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$44.66		\$44.66
81.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$308.56	\$37.03	\$271.53
81.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$106.37	\$22.34	\$84.03
81.2 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$44.66		\$44.66
81.2 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$150.22	\$18.03	\$132.19
81.2 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$106.37	\$22.34	\$84.03
2.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$54.08		\$54.08
2.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$672.48	\$80.70	\$591.78
2.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$206.86	\$43.44	\$163.42
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Sliding Glass Patio Door	\$197.31	\$197.31		\$197.31
1.0 EA	Clean Sliding Glass Patio Door	\$41.29	\$41.29		\$41.29
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Master Bedroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
35.0 SF	Remove Vertical Blinds	\$0.26	\$9.10		\$9.10
35.0 SF	Replace Vertical Blinds	\$9.57	\$334.95	\$40.19	\$294.76
Totals For 17601 Master Bedroom			\$11,812.29	\$1,304.52	\$10,507.77

Estimate Section: 17601 Master Bathroom

17601 Master Bathroom 9' 7.0" x 4' 11.0" x 8'
 Offset 2' 6.0" x 4' 11.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"

Lower Perimeter: 29.00 LF Floor SF: 59.40 SF Wall SF: 238.70 SF
 Upper Perimeter: 34.00 LF Floor SY: 6.60 SY Ceiling SF: 59.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
59.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$61.78		\$61.78
59.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$25.07		\$25.07
59.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$38.61		\$38.61
59.4 SF	Remove Subflooring (100.0%)	\$1.92	\$114.05		\$114.05
59.4 SF	Replace Subflooring (100.0%)	\$7.64	\$453.82	\$54.46	\$399.36
31.1 SF	Remove Wood Flooring - Plank Excludes area of vanity and tub	\$1.79	\$55.67		\$55.67
31.1 SF	Replace Wood Flooring - Plank	\$11.97	\$372.27	\$44.67	\$327.60
59.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$58.51		\$58.51
59.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$177.91	\$21.35	\$156.56
36.0 SF	Remove Wall Tile - Ceramic Type Excludes area of tub and vanity	\$1.57	\$56.52		\$56.52
36.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$846.36	\$101.56	\$744.80
11.1 LF	Remove Quarter-Round Moulding	\$0.55	\$6.11		\$6.11
11.1 LF	Replace Quarter-Round Moulding	\$1.85	\$20.54	\$2.46	\$18.08
11.1 LF	Paint / Finish Quarter-Round Moulding	\$1.31	\$14.54	\$3.05	\$11.49
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
8.0 LF	Remove and Reinstall Vanity Cabinetry	\$36.85	\$294.80		\$294.80
8.0 LF	Remove Toe Kick Board for Vanity Cabinetry	\$1.62	\$12.96		\$12.96
8.0 LF	Replace Toe Kick Board for Vanity Cabinetry	\$10.21	\$81.68	\$9.80	\$71.88

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Master Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
16.0 SF	Remove and Reinstall Engineered Stone Countertop	\$64.03	\$1,024.48		\$1,024.48
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
2.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$197.64		\$197.64
Totals For 17601 Master Bathroom			\$4,854.14	\$316.37	\$4,537.77

Estimate Section: 17601 Master Water Closet

17601 Master Water Closet 5' x 3' x 8'
 Offset 2' 9.0" x 4' 11.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 19.00 LF Floor SF: 28.50 SF Wall SF: 155.30 SF
 Upper Perimeter: 21.50 LF Floor SY: 3.17 SY Ceiling SF: 28.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
28.5 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$29.64		\$29.64
38.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$16.30		\$16.30
28.5 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$18.53		\$18.53
28.5 SF	Remove Subflooring (100.0%)	\$1.92	\$54.72		\$54.72
28.5 SF	Replace Subflooring (100.0%)	\$7.64	\$217.74	\$26.13	\$191.61
28.5 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$44.75		\$44.75
28.5 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$502.46	\$60.30	\$442.16
38.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$38.02		\$38.02
38.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$115.62	\$13.87	\$101.75
116.5 SF	Remove Wall Tile - Ceramic Type (100.0% / 6.0')	\$1.57	\$182.91		\$182.91
116.5 SF	Replace Wall Tile - Ceramic Type (100.0% / 6.0') Walls and shower	\$23.51	\$2,738.92	\$328.67	\$2,410.25
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Sliding Door for Shower Stall	\$122.52	\$122.52		\$122.52
1.0 EA	Clean Sliding Door for Shower Stall	\$14.22	\$14.22		\$14.22
Totals For 17601 Master Water Closet			\$5,057.61	\$514.76	\$4,542.85

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Kitchen

17601 Kitchen 17' 9.0" x 8' 9.0" x 8'
 Opening 8' 9.0" x 8'
 Offset 3' 8.0" x 5' 9.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 49.10 LF Floor SF: 176.40 SF Wall SF: 396.00 SF
 Upper Perimeter: 60.30 LF Floor SY: 19.60 SY Ceiling SF: 176.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
176.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$183.46		\$183.46
99.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$41.58		\$41.58
176.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$114.66		\$114.66
176.4 SF	Remove Subflooring (100.0%)	\$1.92	\$338.69		\$338.69
176.4 SF	Replace Subflooring (100.0%)	\$7.64	\$1,347.70	\$161.72	\$1,185.98
176.4 SF	Remove Vinyl Plank Flooring (100.0%) Excludes area of cabinets	\$1.31	\$231.08		\$231.08
176.4 SF	Replace Vinyl Plank Flooring	\$9.38	\$1,654.63	\$198.56	\$1,456.07
99.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$97.02		\$97.02
99.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$295.02	\$35.40	\$259.62
73.5 SF	Texture Walls	\$1.12	\$82.32	\$17.29	\$65.03
224.0 SF	Paint Walls (1 Coat)	\$0.81	\$181.44	\$38.10	\$143.34
49.0 SF	Paint Walls (2 Coats) Excludes area of cabinets	\$1.81	\$88.69	\$18.62	\$70.07
24.1 LF	Remove Base Moulding	\$0.55	\$13.26		\$13.26
24.1 LF	Replace Base Moulding	\$3.80	\$91.58	\$10.99	\$80.59
24.1 LF	Paint / Finish Base Moulding	\$1.31	\$31.57	\$6.63	\$24.94
24.1 LF	Remove Quarter-Round Moulding	\$0.55	\$13.26		\$13.26
24.1 LF	Replace Quarter-Round Moulding	\$1.85	\$44.59	\$5.35	\$39.24
24.1 LF	Paint / Finish Quarter-Round Moulding	\$1.31	\$31.57	\$6.63	\$24.94
1.0 EA	Remove Pre-hung Solid Core Exterior Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Pre-hung Solid Core Exterior Door	\$679.97	\$679.97	\$81.60	\$598.37
1.0 EA	Paint / Finish Pre-hung Solid Core Exterior Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
1.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$9.29		\$9.29
1.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$46.92	\$5.63	\$41.29
1.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$12.91	\$2.71	\$10.20
20.0 LF	Remove and Reinstall Base Cabinetry	\$40.13	\$802.60		\$802.60
20.0 LF	Remove Toe Kick Board for Base Cabinetry	\$1.62	\$32.40		\$32.40
20.0 LF	Replace Toe Kick Board for Base Cabinetry	\$10.21	\$204.20	\$24.50	\$179.70
5.0 LF	Remove and Reinstall Tall Cabinetry	\$58.53	\$292.65		\$292.65
44.0 SF	Remove and Reinstall Granite Countertop	\$64.03	\$2,817.32		\$2,817.32
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
1.0 EA	Remove and Reinstall Dishwasher	\$98.82	\$98.82		\$98.82
1.0 EA	Clean Dishwasher	\$27.02	\$27.02		\$27.02
1.0 EA	Remove and Reinstall Range	\$72.62	\$72.62		\$72.62
1.0 EA	Clean Range	\$27.04	\$27.04		\$27.04
1.0 EA	Remove and Reinstall Refrigerator	\$64.90	\$64.90		\$64.90

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17601 Kitchen - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Clean Refrigerator	\$27.04	\$27.04		\$27.04
Totals For 17601 Kitchen			\$10,376.25	\$632.12	\$9,744.13

Estimate Section: 17601 Garage

17601 Garage 23' 1.0" x 19' 2.0" x 8'
 Door 3' x 6' 8.0"
 Door 18' x 6' 8.0"

Lower Perimeter: 63.50 LF Floor SF: 442.40 SF Wall SF: 536.00 SF
 Upper Perimeter: 84.50 LF Floor SY: 49.16 SY Ceiling SF: 442.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
442.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$460.10		\$460.10
Totals For 17601 Garage			\$460.10	\$0.00	\$460.10

Estimate Section: 17603 Living Room

17603 Living Room 22' 10.0" x 14' 11.0" x 8'
 (10' High at 12')
 Closet 2' 3.0" x 3' 8.0" x 8'
 Opening: 3' x 6' 8.0"
 Opening 2' 11.0" x 6' 8.0"
 Door 3' x 6' 8.0"
 Opening 7' 5.0" x 10'
 Offset 4' 8.0" x 3' 1.0" x 8'

Lower Perimeter: 77.30 LF Floor SF: 363.20 SF Wall SF: 665.40 SF
 Upper Perimeter: 85.50 LF Floor SY: 40.36 SY Ceiling SF: 368.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
363.2 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$377.73		\$377.73
147.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$61.95		\$61.95
363.2 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$236.08		\$236.08
363.2 SF	Remove Subflooring (100.0%)	\$1.92	\$697.34		\$697.34
363.2 SF	Replace Subflooring (100.0%)	\$7.64	\$2,774.85	\$332.98	\$2,441.87
24.2 SY	Remove Carpeting (Per SY) (60.0%)	\$1.61	\$38.96		\$38.96
25.9 SY	Replace Carpeting (Per SY) (60.0%)	\$44.02	\$1,140.12	\$136.81	\$1,003.31
24.2 SY	Remove Carpet Pad (Per SY) (60.0%)	\$0.66	\$15.97		\$15.97
24.2 SY	Replace Carpet Pad (Per SY) (60.0%)	\$10.00	\$242.00	\$29.04	\$212.96
145.3 SF	Remove Tile Flooring - Ceramic (40.0%)	\$1.57	\$228.12		\$228.12
145.3 SF	Replace Tile Flooring - Ceramic (40.0%)	\$17.63	\$2,561.64	\$307.40	\$2,254.24
145.3 SF	Remove Durock for Tile Flooring - Ceramic (40.0%)	\$0.96	\$139.49		\$139.49
145.3 SF	Replace Durock for Tile Flooring - Ceramic (40.0%)	\$3.63	\$527.44	\$63.29	\$464.15
147.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$144.55		\$144.55

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Living Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
147.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$439.55	\$52.75	\$386.80
199.1 SF	Texture Walls (90.0% / 3.0')	\$1.12	\$222.99	\$46.83	\$176.16
398.2 SF	Paint Walls (1 Coat) (90.0% / 6.0')	\$0.81	\$322.54	\$67.73	\$254.81
132.7 SF	Paint Walls (2 Coats) (90.0% / 2.0')	\$1.81	\$240.19	\$50.44	\$189.75
	Exclude area of wallpaper				
7.4 SF	Remove Wallpaper (10.0% / 1.0')	\$1.10	\$8.14		\$8.14
	Portion not removed with drywall				
22.1 SF	Replace Wallpaper (10.0% / 3.0')	\$3.20	\$70.72	\$8.49	\$62.23
77.3 LF	Remove Base Moulding (100.0%)	\$0.55	\$42.52		\$42.52
77.3 LF	Replace Base Moulding (100.0%)	\$3.80	\$293.74	\$35.25	\$258.49
77.3 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$101.26	\$21.26	\$80.00
1.0 EA	Remove Fan Lite Pre-hung Entry Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Fan Lite Pre-hung Entry Door	\$1,135.74	\$1,135.74	\$136.29	\$999.45
1.0 EA	Paint / Finish Fan Lite Pre-hung Entry Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
1.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$9.29		\$9.29
1.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$46.92	\$5.63	\$41.29
1.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$12.91	\$2.71	\$10.20
Totals For 17603 Living Room			\$12,312.36	\$1,315.29	\$10,997.07

Estimate Section: 17603 Family Room

17603 Family Room 18' 11.0" x 11' 2.0" x 8'
 (10' High at 10')
 Door 2 @ 2' 6.0" x 6' 8.0"
 Door 7' x 6' 8.0"
 Opening 7' 5.0" x 7'
 Offset 2' 1.0" x 5' 2.0" x 8'

Lower Perimeter: 44.90 LF Floor SF: 222.00 SF Wall SF: 420.60 SF
 Upper Perimeter: 65.20 LF Floor SY: 24.67 SY Ceiling SF: 226.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
222.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$230.88		\$230.88
90.1 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$37.84		\$37.84
222.0 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$144.30		\$144.30
222.0 SF	Remove Subflooring (100.0%)	\$1.92	\$426.24		\$426.24
222.0 SF	Replace Subflooring (100.0%)	\$7.64	\$1,696.08	\$203.53	\$1,492.55
222.0 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$348.54		\$348.54
222.0 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$3,913.86	\$469.66	\$3,444.20
222.0 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$213.12		\$213.12
222.0 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$805.86	\$96.70	\$709.16
90.1 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$88.30		\$88.30
90.1 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$268.50	\$32.22	\$236.28

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Family Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
135.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$151.42	\$31.80	\$119.62
270.3 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$218.94	\$45.98	\$172.96
90.1 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$163.08	\$34.25	\$128.83
44.9 LF	Remove Base Moulding (100.0%)	\$0.55	\$24.70		\$24.70
44.9 LF	Replace Base Moulding (100.0%)	\$3.80	\$170.62	\$20.47	\$150.15
44.9 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$58.82	\$12.35	\$46.47
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Sliding Glass Patio Door	\$197.31	\$197.31		\$197.31
1.0 EA	Clean Sliding Glass Patio Door	\$41.29	\$41.29		\$41.29
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
Totals For 17603 Family Room			\$9,913.39	\$1,035.81	\$8,877.58

Estimate Section: 17603 Hall

17603 Hall 5' 4.0" x 3' 6.0" x 8'
 Closet 1' 8.0" x 3' 2.0" x 8'
 Opening: 2' x 6' 8.0"
 Door 3 @ 2' 6.0" x 6' 8.0"

Lower Perimeter: 15.80 LF Floor SF: 23.90 SF Wall SF: 142.00 SF
 Upper Perimeter: 17.70 LF Floor SY: 2.66 SY Ceiling SF: 23.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
23.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$24.86		\$24.86
23.9 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$10.04		\$10.04
35.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$14.91		\$14.91
23.9 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$15.54		\$15.54
23.9 SF	Remove Subflooring (100.0%)	\$1.92	\$45.89		\$45.89
23.9 SF	Replace Subflooring (100.0%)	\$7.64	\$182.60	\$21.91	\$160.69
23.9 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$37.52		\$37.52
23.9 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$421.36	\$50.56	\$370.80
23.9 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$22.94		\$22.94
23.9 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$86.76	\$10.41	\$76.35
35.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$34.79		\$34.79

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Hall - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
35.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$105.79	\$12.69	\$93.10
53.3 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$59.70	\$12.54	\$47.16
106.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$86.27	\$18.12	\$68.15
35.5 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$64.26	\$13.49	\$50.77
15.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$8.69		\$8.69
15.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$60.04	\$7.20	\$52.84
15.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$20.70	\$4.35	\$16.35
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
Totals For 17603 Hall			\$1,907.61	\$230.02	\$1,677.59

Estimate Section: 17603 Hall Bath

17603 Hall Bath 5' 7.0" x 4' 11.0" x 8'
 Offset 2' 6.0" x 4' 11.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 23.50 LF Floor SF: 39.70 SF Wall SF: 191.30 SF
 Upper Perimeter: 26.00 LF Floor SY: 4.41 SY Ceiling SF: 39.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
39.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$41.29		\$41.29
47.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$20.08		\$20.08
39.7 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$25.81		\$25.81
39.7 SF	Remove Subflooring (100.0%)	\$1.92	\$76.22		\$76.22
39.7 SF	Replace Subflooring (100.0%)	\$7.64	\$303.31	\$36.40	\$266.91
21.5 SF	Remove Tile Flooring - Ceramic	\$1.57	\$33.76		\$33.76
21.5 SF	Replace Tile Flooring - Ceramic Excludes tub and vanity	\$17.63	\$379.05	\$45.49	\$333.56
21.5 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$20.64		\$20.64
21.5 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$78.05	\$9.37	\$68.68
47.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$46.84		\$46.84
47.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$142.44	\$17.09	\$125.35
37.0 SF	Texture Walls	\$1.12	\$41.44	\$8.70	\$32.74
93.0 SF	Paint Walls (1 Coat)	\$0.81	\$75.33	\$15.82	\$59.51
24.0 SF	Paint Walls (2 Coats) Excludes vanity and tub	\$1.81	\$43.44	\$9.12	\$34.32
60.0 SF	Remove Wall Tile - Ceramic Type Tub surround	\$1.57	\$94.20		\$94.20
60.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,410.60	\$169.27	\$1,241.33
13.1 LF	Remove Base Moulding	\$0.55	\$7.21		\$7.21

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Hall Bath - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
13.1 LF	Replace Base Moulding	\$3.80	\$49.78	\$5.97	\$43.81
13.1 LF	Paint / Finish Base Moulding	\$1.31	\$17.16	\$3.60	\$13.56
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
3.0 LF	Remove and Reinstall Vanity Cabinetry	\$36.85	\$110.55		\$110.55
3.0 LF	Remove Toe Kick Board for Vanity Cabinetry	\$1.62	\$4.86		\$4.86
3.0 LF	Replace Toe Kick Board for Vanity Cabinetry	\$10.21	\$30.63	\$3.68	\$26.95
6.0 SF	Remove and Reinstall Engineered Stone Countertop	\$64.03	\$384.18		\$384.18
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
Totals For 17603 Hall Bath			\$4,534.06	\$383.25	\$4,150.81

Estimate Section: 17603 Bedroom

17603 Bedroom 11' 9.0" x 11' 6.0" x 8'
 Closet 2' x 5' 11.0" x 8'
 Opening: 4' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 51.80 LF Floor SF: 147.00 SF Wall SF: 428.70 SF
 Upper Perimeter: 46.50 LF Floor SY: 16.33 SY Ceiling SF: 147.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
147.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$152.88		\$152.88
107.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$45.02		\$45.02
147.0 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$95.55		\$95.55
147.0 SF	Remove Subflooring (100.0%)	\$1.92	\$282.24		\$282.24
147.0 SF	Replace Subflooring (100.0%)	\$7.64	\$1,123.08	\$134.77	\$988.31
16.3 SY	Remove Carpeting (Per SY) (100.0%)	\$1.61	\$26.24		\$26.24
17.4 SY	Replace Carpeting (Per SY) (100.0%)	\$44.02	\$765.95	\$91.91	\$674.04
16.3 SY	Remove Carpet Pad (Per SY) (100.0%)	\$0.66	\$10.76		\$10.76
16.3 SY	Replace Carpet Pad (Per SY) (100.0%)	\$10.00	\$163.00	\$19.56	\$143.44
107.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$105.06		\$105.06
321.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$958.07	\$114.97	\$843.10
160.8 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$180.10	\$37.82	\$142.28
321.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$260.42	\$54.69	\$205.73
107.2 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$194.03	\$40.75	\$153.28

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Bedroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
51.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$28.49		\$28.49
51.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$196.84	\$23.62	\$173.22
51.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$67.86	\$14.25	\$53.61
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17603 Bedroom			\$5,926.45	\$686.52	\$5,239.93

Estimate Section: 17603 Master Bedroom

17603 Master Bedroom 15' 3.0" x 11' 10.0" x 8'
 (11' High at 9')
 Door 2 @ 2' 6.0" x 6' 8.0"
 Door 5' x 6' 8.0"

Lower Perimeter: 44.20 LF Floor SF: 180.50 SF Wall SF: 412.40 SF
 Upper Perimeter: 56.50 LF Floor SY: 20.06 SY Ceiling SF: 194.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
180.5 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$187.72		\$187.72
82.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$34.78		\$34.78
180.5 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$117.33		\$117.33
180.5 SF	Remove Subflooring (100.0%)	\$1.92	\$346.56		\$346.56
180.5 SF	Replace Subflooring (100.0%)	\$7.64	\$1,379.02	\$165.48	\$1,213.54
20.1 SY	Remove Carpeting (Per SY) (100.0%)	\$1.61	\$32.36		\$32.36
21.5 SY	Replace Carpeting (Per SY) (100.0%)	\$44.02	\$946.43	\$113.57	\$832.86
20.1 SY	Remove Carpet Pad (Per SY) (100.0%)	\$0.66	\$13.27		\$13.27
20.1 SY	Replace Carpet Pad (Per SY) (100.0%)	\$10.00	\$201.00	\$24.12	\$176.88
82.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$81.14		\$81.14
248.4 SF	Replace Wall Drywall on Wood Framing (100.0% / 6.0')	\$2.98	\$740.23	\$88.83	\$651.40
124.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$139.10	\$29.21	\$109.89
248.4 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$201.20	\$42.25	\$158.95
82.8 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.81	\$149.87	\$31.47	\$118.40
44.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$24.31		\$24.31
44.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$167.96	\$20.16	\$147.80
44.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$57.90	\$12.16	\$45.74
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Master Bedroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Sliding Glass Patio Door	\$197.31	\$197.31		\$197.31
1.0 EA	Clean Sliding Glass Patio Door	\$41.29	\$41.29		\$41.29
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
35.0 SF	Remove Vertical Blinds	\$0.26	\$9.10		\$9.10
35.0 SF	Replace Vertical Blinds	\$9.57	\$334.95	\$40.19	\$294.76
Totals For 17603 Master Bedroom			\$6,012.47	\$636.01	\$5,376.46

Estimate Section: 17603 Master Bath

17603 Master Bath 6' 6.0" x 5' 1.0" x 8'
 Closet 6' 6.0" x 6' 8.0" x 8'
 Opening: 2' 8.0" x 6' 8.0"
 Door 2 @ 2' 6.0" x 6' 8.0"

Lower Perimeter: 39.20 LF Floor SF: 76.40 SF Wall SF: 327.10 SF
 Upper Perimeter: 23.20 LF Floor SY: 8.49 SY Ceiling SF: 76.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
76.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$79.46		\$79.46
81.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$34.36		\$34.36
76.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$49.66		\$49.66
76.4 SF	Remove Subflooring (100.0%)	\$1.92	\$146.69		\$146.69
76.4 SF	Replace Subflooring (100.0%)	\$7.64	\$583.70	\$70.04	\$513.66
64.3 SF	Remove Tile Flooring - Ceramic	\$1.57	\$100.95		\$100.95
64.3 SF	Replace Tile Flooring - Ceramic Excludes tub and vanity	\$17.63	\$1,133.61	\$136.03	\$997.58
64.3 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$61.73		\$61.73
64.3 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$233.41	\$28.01	\$205.40
81.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$80.16		\$80.16
81.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$243.76	\$29.25	\$214.51
98.6 SF	Texture Walls	\$1.12	\$110.43	\$23.19	\$87.24
239.3 SF	Paint Walls (1 Coat)	\$0.81	\$193.83	\$40.70	\$153.13
69.8 SF	Paint Walls (2 Coats) Excludes vanity	\$1.81	\$126.34	\$26.53	\$99.81
33.2 LF	Remove Base Moulding	\$0.55	\$18.26		\$18.26

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Master Bath - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
33.2 LF	Replace Base Moulding	\$3.80	\$126.16	\$15.14	\$111.02
33.2 LF	Paint / Finish Base Moulding	\$1.31	\$43.49	\$9.13	\$34.36
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
6.0 LF	Remove and Reinstall Vanity Cabinetry	\$36.85	\$221.10		\$221.10
6.0 LF	Remove Toe Kick Board for Vanity Cabinetry	\$1.62	\$9.72		\$9.72
6.0 LF	Replace Toe Kick Board for Vanity Cabinetry	\$10.21	\$61.26	\$7.35	\$53.91
12.0 SF	Remove and Reinstall Engineered Stone Countertop	\$64.03	\$768.36		\$768.36
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
Totals For 17603 Master Bath			\$5,796.23	\$522.86	\$5,273.37

Estimate Section: 17603 Master Water Closet

17603 Master Water Closet 6' 3.0" x 4' 2.0" x 8'
 Offset 3' 5.0" x 4' 2.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 25.20 LF Floor SF: 40.30 SF Wall SF: 204.70 SF
 Upper Perimeter: 27.70 LF Floor SY: 4.48 SY Ceiling SF: 40.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
40.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$41.91		\$41.91
51.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$21.50		\$21.50
40.3 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$26.20		\$26.20
40.3 SF	Remove Subflooring (100.0%)	\$1.92	\$77.38		\$77.38
40.3 SF	Replace Subflooring (100.0%)	\$7.64	\$307.89	\$36.95	\$270.94
40.3 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$63.27		\$63.27
40.3 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$710.49	\$85.26	\$625.23
51.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$50.18		\$50.18
51.2 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$152.58	\$18.31	\$134.27
49.8 SF	Texture Walls	\$1.12	\$55.78	\$11.71	\$44.07
100.4 SF	Paint Walls (1 Coat)	\$0.81	\$81.32	\$17.08	\$64.24
33.5 SF	Paint Walls (2 Coats)	\$1.81	\$60.64	\$12.73	\$47.91
71.3 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$111.94		\$111.94
71.3 SF	Replace Wall Tile - Ceramic Type Walls and shower	\$23.51	\$1,676.26	\$201.15	\$1,475.11

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Master Water Closet - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Sliding Door for Shower Stall	\$122.52	\$122.52		\$122.52
1.0 EA	Clean Sliding Door for Shower Stall	\$14.22	\$14.22		\$14.22
Totals For 17603 Master Water Closet			\$4,535.34	\$468.98	\$4,066.36

Estimate Section: 17603 Kitchen

17603 Kitchen 18' 10.0" x 10' 10.0" x 8'
 Opening 3' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"
 Closet 2' 11.0" x 5' x 8'
 Opening: 4' x 6' 8.0"
 Closet 2' 3.0" x 2' 11.0" x 8'
 Opening: 2' x 6' 8.0"

Lower Perimeter: 68.00 LF Floor SF: 225.20 SF Wall SF: 567.30 SF
 Upper Perimeter: 59.30 LF Floor SY: 25.02 SY Ceiling SF: 225.20 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
225.2 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$234.21		\$234.21
141.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$59.56		\$59.56
225.2 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$146.38		\$146.38
225.2 SF	Remove Subflooring (100.0%)	\$1.92	\$432.38		\$432.38
225.2 SF	Replace Subflooring (100.0%)	\$7.64	\$1,720.53	\$206.46	\$1,514.07
197.2 SF	Remove Tile Flooring - Ceramic Excludes cabinets	\$1.57	\$309.60		\$309.60
197.2 SF	Replace Tile Flooring - Ceramic	\$17.63	\$3,476.64	\$417.20	\$3,059.44
197.2 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$189.31		\$189.31
197.2 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$715.84	\$85.90	\$629.94
141.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$138.96		\$138.96
141.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$422.56	\$50.71	\$371.85
160.7 SF	Texture Walls	\$1.12	\$179.98	\$37.80	\$142.18
360.0 SF	Paint Walls (1 Coat)	\$0.81	\$291.60	\$61.24	\$230.36
113.0 SF	Paint Walls (2 Coats)	\$1.81	\$204.53	\$42.95	\$161.58

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

Estimate Section: 17603 Kitchen - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
54.0 LF	Remove Base Moulding Excludes cabinets	\$0.55	\$29.70		\$29.70
54.0 LF	Replace Base Moulding	\$3.80	\$205.20	\$24.62	\$180.58
54.0 LF	Paint / Finish Base Moulding	\$1.31	\$70.74	\$14.86	\$55.88
2.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$54.08		\$54.08
2.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$672.48	\$80.70	\$591.78
2.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$206.86	\$43.44	\$163.42
1.0 EA	Remove Pre-hung Solid Core Exterior Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Pre-hung Solid Core Exterior Door	\$679.97	\$679.97	\$81.60	\$598.37
1.0 EA	Paint / Finish Pre-hung Solid Core Exterior Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
5.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$46.45		\$46.45
5.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$234.60	\$28.15	\$206.45
5.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$64.55	\$13.56	\$50.99
14.0 LF	Remove and Reinstall Base Cabinetry	\$40.13	\$561.82		\$561.82
14.0 LF	Remove Toe Kick Board for Base Cabinetry	\$1.62	\$22.68		\$22.68
14.0 LF	Replace Toe Kick Board for Base Cabinetry	\$10.21	\$142.94	\$17.15	\$125.79
14.0 LF	Remove Laminated Countertop	\$6.11	\$85.54		\$85.54
14.0 LF	Replace Laminated Countertop	\$36.42	\$509.88	\$61.19	\$448.69
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
1.0 EA	Remove and Reinstall Dishwasher	\$98.82	\$98.82		\$98.82
1.0 EA	Clean Dishwasher	\$27.02	\$27.02		\$27.02
1.0 EA	Remove and Reinstall Range	\$72.62	\$72.62		\$72.62
1.0 EA	Clean Range	\$27.04	\$27.04		\$27.04
1.0 EA	Remove and Reinstall Refrigerator	\$64.90	\$64.90		\$64.90
1.0 EA	Clean Refrigerator	\$27.04	\$27.04		\$27.04
Totals For 17603 Kitchen			\$12,705.44	\$1,285.92	\$11,419.52

Estimate Section: 17603 Garage

17603 Garage 23' 1.0" x 19' 2.0" x 8'
 Door 3' x 6' 8.0"
 Door 18' x 6' 8.0"

Lower Perimeter: 63.50 LF Floor SF: 442.40 SF Wall SF: 536.00 SF
 Upper Perimeter: 84.50 LF Floor SY: 49.16 SY Ceiling SF: 442.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
442.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$460.10		\$460.10
Totals For 17603 Garage			\$460.10	\$0.00	\$460.10

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17601-17603 CAPTIVA IS
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/08/2022
 DATE OF LOSS : 09/28/2022
 POLICY NUMBER : FLD136523
 CLAIM NUMBER : 19000
 OUR FILE NUMBER : FG125199
 ADJUSTER NAME : Doug Malone

ESTIMATE TOTALS

ESTIMATE TOTAL PAGE ITEMS	RCV	DIFF	ACV
Repair Item Totals	\$158,877.19	\$15,052.56	\$143,824.63
Less Excluded O&P Trade(s)	(\$16,591.64)	(\$415.01)	(\$16,176.63)
Subtotal For O&P %	\$142,285.55	\$14,637.55	\$127,648.00
General Contractor Overhead (10.0%)	\$14,228.56	\$1,463.76	\$12,764.80
General Contractor Profit (10.0%)	\$14,228.56	\$1,463.76	\$12,764.80
Plus Excluded O&P Trades	\$16,591.64	\$415.01	\$16,176.63
Estimate Totals With O&P	\$187,334.31	\$17,980.08	\$169,354.23
Applicable Sales Tax Rate: 6.5000% (Includes M,E)	\$4,452.19	\$526.98	\$3,925.21
Estimate Grand Totals	\$191,786.50	\$18,507.06	\$173,279.44
Less Deductible	(\$1,250.00)		(\$1,250.00)
BUILDING FINAL TOTALS	\$190,536.50	\$18,507.06	\$172,029.44

RECOVERABLE DEPRECIATION *	\$18,092.05
NON-RECOVERABLE DEPRECIATION	\$415.01

*This amount represents the total recoverable depreciation for this estimate. Any payable recoverable depreciation is subject to policy coverage limit. Please check policy coverage limit prior to issuing any recoverable depreciation reimbursements.

Sales Tax Legend: M - Materials, E - Equipment

Estimate subject to review and approval by insurance company prior to payment.
 Please keep all receipts for repairs for documentation of repairs in the event of a future flood loss.

Flood adjusters have no authority to deny or accept federal flood insurance claims (as per the NFIP flood policy language). This estimate does not constitute a settlement offer of this claim. This estimate is not an authorization for repairs to begin. This estimate is subject to review and final approval from your insurance carrier or their legal representative. Any additional repairs or replacements of items not included in this estimate is also subject to review and final approval from the insurance carrier or their legal representative. You are required to keep all receipts, invoices, cancelled checks, credit card statements, etc. as proof of repair and/or replacement of damaged items in the event of any future flood claims. The hiring of any type of contractor or repair/mitigation service is strictly the decision of the policyholder.

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***

Renee Sloan

Jan 6th 2023

From: Rami Yitzhak
Sent: Tuesday, May 2, 2023 1:20 PM
To: Renee Sloan
Subject: FW: Initial List of Roof Repairs/Replacements and Updated Unit Reconstruction List
Attachments: Sec V Unit Rebuild List Elias 1-6-23.docx

See email from Rick which you were not cc'd on. I will forward you more if I find any.

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, January 6, 2023 1:47 PM
To: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <danilofior47@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Subject: Initial List of Roof Repairs/Replacements and Updated Unit Reconstruction List

Roni and Rami, attached is the update list of units for reconstruction. I formatted it the same as what is in the contract. There still are 21 units, as 2 dropped off and 2 opted into the contract.

As for the roofs we have 3 we would like you to look at for us for now until we get the loss report from our wind/property adjuster.

17600/02 Captiva - This is repair from tree damage, especially on the south side of 17602

17631/33 - This is a major repair and will definitely need engineer work

17640/42 - This was also damaged from fallen trees but the damage appears to be to a lesser extent than 17631-33.

Roni, I received your voicemail and will call you on my way home shortly.

Thank you,
Rick

IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-6-2023)

Full-time Residents:

17601 Captiva – Jim Cillo
17603 Captiva – Lois Avis
17611 Captiva – Gerry Edwards
17613 Captiva – Virginia Howley
17621 Captiva – Meghan Damien
17631 Captiva – Youssef Roumie
17633 Captiva – Norm Reiss
17641 Captiva – Joe Barker
17653 Captiva – Jaye Popoli
17601 Marco – Judy Benz
17641 Marco – Rick Roudebush
17643 Marco – Sue Carlton

Part-time Residents:

17600 Captiva – Joe Tortorici
17602 Captiva – Radu Marin
17620 Captiva – Janelle Goff
17630 Captiva – Randolph Rees
17632 Captiva – George McCann
17642 Captiva – Mike Cooper
17643 Captiva – Joe Calcagno
17633 Marco – Terry Addie
17651 Marco – Will Vespe

IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-6-2023)

Full-time Residents:

17601 Captiva – Jim Cillo
17603 Captiva – Lois Avis
17611 Captiva – Gerry Edwards
17613 Captiva – Virginia Howley
17621 Captiva – Meghan Damien
17631 Captiva – Youssef Roumie
17633 Captiva – Norm Reiss
17641 Captiva – Joe Barker
17653 Captiva – Jaye Popoli
17601 Marco – Judy Benz
17641 Marco – Rick Roudebush
17643 Marco – Sue Carlton

Part-time Residents:

17600 Captiva – Joe Tortorici
17602 Captiva – Radu Marin
17620 Captiva – Janelle Goff
17630 Captiva – Randolph Rees
17632 Captiva – George McCann
17642 Captiva – Mike Cooper
17643 Captiva – Joe Calcagno
17633 Marco – Terry Addie
17651 Marco – Will Vespe

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 2392932442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

INVOICE # 31739

DATE 01/06/2023
DUE DATE 01/06/2023
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Invoice fore 5% of estimate RCV	1	75,000.00	75,000.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$75,000.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

✓
 NOT PAID

Renee Sloan

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Friday, January 27, 2023 8:25 AM
To: Renee Sloan
Cc: Joe DiRienzi Sr.
Subject: FW: Island Park Village V.2 Condo
Attachments: Invoice_31739.pdf

Importance: High

This was sent but not paid.

Thank you,

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Doreen Zeneski
Sent: Wednesday, January 25, 2023 12:54 PM
To: jennifer@pegasuscam.com
Cc: Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: FW: Island Park Village V.2 Condo
Importance: High

Hi Jennifer,

Can I please get a payment status update from you on our invoice. Will we be able to pick up a check this week?

Please let me know if you have any questions.

Thank you,

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Kelsey Angstadt <kelsey@pegasuscam.com>
Sent: Wednesday, January 18, 2023 2:53 PM
To: Doreen Zeneski <doreen@ebgcontracting.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Jennifer Darrow <jennifer@pegasuscam.com>
Subject: RE: Island Park Village V.2 Condo
Importance: High

Jennifer,
Please advise.

Kelsey Angstadt, CAM
Phone: 239-454-8568
Fax: 239-454-5191

Kelsey@pegasusCAM.com



PEGASUS
PROPERTY MANAGEMENT

8840 Terrene Court, Suite 102
Bonita Springs, FL 34135

*****Please send invoices to pegasuscaminvoices@payableslockbox.com *****

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Wednesday, January 18, 2023 2:48 PM
To: Kelsey Angstadt <kelsey@pegasuscam.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Subject: FW: Island Park Village V.2 Condo

Good afternoon Kelsey,

Can I please get a payment status update from you on our invoice. Will we be able to pick up a check this week?

Please let me know if you have any questions.

Thank you,

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Doreen Zeneski
Sent: Friday, January 6, 2023 4:26 PM
To: kelsey@pegasuscam.com
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Island Park Village V.2 Condo

Good afternoon Kelsey,

Attached please find our progress invoice for Island Park Village V.2 Condo. Can you please process for payment.

If you would like me to send this to any Board members, please forward their contact information to me.

Please let me know if you have any questions.

Thank you,

Doreen Zeneski

Accounting Manager

Elias Brothers General Contracting, Inc.

ROOFING DIVISION

4627 Arnold Avenue, Unit #201

Naples, FL 34104

239-293-2442

doreen@ebgcontracting.com



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Renee Sloan

From: Renee Sloan
Sent: Friday, January 06, 2023 4:59 PM
To: James Cillo
Cc: Rami Yitzhak; Demetre Alexander Vrynios; Joe DiRienzi Sr.; Robyn Alice
Subject: Jim Cillo - Island Park 5.2 - Flooring verification requested
Attachments: James Cillo Floor Selection Verification confirmation 1.6.23.pdf

Good afternoon Mr. Cillo,
Please see the attached flooring verification form. If you can sign and return this to me at your earliest convenience.

Thanks so much and have a great weekend,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Island Park

Jim Cilio 17601 Captiva Lane

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109

Telephone: 239-566-7100 Fax: 239-566-7523

BUILDER
PRICING
\$3,500 = 20% discount

ES207641

QUOTE

Sold To
VRYNIOS, DEMETRE
4627 ARNOLD AVENUE
201
NAPLES, FL 34104

Ship To
RESIDENCE, MR.
4627 ARNOLD AVENUE
201
MATERIAL ONLY, FL 34109

Quote Date
12/14/22

Tele #1
720-957-7051

PO Number
BAMBOO FLOORING ONL

Quote Number
ES207641

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
7003006500	MOCHA WIDE T&G BAMBOO - PLANK FREIGHT	MOCHA	1,817.60	SF	6.79	12,341.50
			1.00	EA	385.77	385.77

Above quote is for materials only, per customer provided quantities, for customer pick up at Hadinger warehouse located at 2373 J & C Blvd. Naples, Fl 3409, just a few doors West of our showroom at the corner of Airport Pulling Road and J & C Blvd. Hours for customer pick up are 9:00 am – 3:00 pm Monday through Friday. The warehouse is closed weekends.

This quote includes 72 cartons of the 5"w x 72" l x 9/16" thick engineered T & G bamboo floor at 25.6 sf per carton, for a total of 1,843.2 sf Coordinating moldings are also available.

The above material is in stock in the South Carolina mill center and available to ship immediately. Unfortunately we cannot reserve materials without a deposit.

Special Order materials are NOT RETURNABLE.

12/14/22 - 15:52:04 : ThomasK

— 12/14/22 —
Sales Representative(s):
THOMAS KALVIN

4:05PM —
Material: 12,341.50
Service: 385.77
Misc. Charges: 0.00
Sales Tax: 740.49
Misc. Tax: 123.42

QUOTE IS VALID FOR 7 DAYS.
FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
WILL REQUIRE CORRECTION.

QUOTE TOTAL: \$13,591.18
56.6 =
22.65

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, January 06, 2023 6:03 PM
To: Elizabeth Brath; brathelizabeth@gmail.com; david@rkrestorationservices.com
Cc: Rami Yitzhak; Roni Elias; Robyn Alice; Renee Sloan
Subject: Island Park 21 permits to pull.
Attachments: SKM_C360i23010617480.pdf

This is the final list as of today. 21 units

Joe DiRienzi Sr.

Restoration Division Projects Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Island Park V.2	Model
17600 Captiva Island Ln Tortorici Res	Boca II
17601 Captiva Island Ln Cillo Res	Useppa III
17602 Captiva Island Ln Marin Res	Useppa III
17603 Captiva Island Ln Avis Res	Caymen
17611 Captiva Island Ln Edwards Res	Caymen
17613 Captiva Island Ln Howley Res	Useppa III
17620 Captiva Island Ln Goff Res	Boca II
17621 Captiva Island Ln Damien Res	Caymen
17630 Captiva Island Ln Rees Res	Boca II
17631 Captiva Island Ln Rումie Res	Useppa III
17632 Captiva Island Ln McCann Res	Boca II
17633 Captiva Island Ln Reiss Res	Useppa III
17641 Captiva Island Ln Barker Res	Useppa III
17642 Captiva Island Ln Cooper Res	Boca II
17643 Captiva Island Ln Calcagno Res	Useppa III
17653 Captiva Island Ln Popoli Res	Caymen
17601 Marco Island Ln Benz Res	Useppa III
17633 Marco Island Ln Addie Res	Useppa III
17641 Marco Island Ln Roudebush Res	Caymen
17643 Marco Island Ln Carlton Res	Useppa III
17651 Marco Island Ln Vespe Res	Useppa III



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17611 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/7/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17611_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

ISLAND PARK - #002814



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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Naples, FL 34104
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17611_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,211.00	0.00	280.95	1,491.95	(0.00)	1,491.95
2. Electrical (Bid Item)	1.00 EA	5,000.00	0.00	1,160.00	6,160.00	(0.00)	6,160.00
3. Plumbing (Bid Item)	1.00 EA	1,500.00	0.00	348.00	1,848.00	(0.00)	1,848.00
4. Residential Supervision / Project Management - per hour	96.00 HR	75.60	0.00	1,683.76	8,941.36	(0.00)	8,941.36

1910.12(a)

Standards. The standards prescribed in part 1926 of this chapter are adopted as occupational safety and health standards under section 6 of the Act and shall apply, according to the provisions thereof, to every employment and place of employment of every employee engaged in construction work. Each employer shall protect the employment and places of employment of each of his employees engaged in construction work by complying with the appropriate standards prescribed in this paragraph.

1910.12(b)

Definition. For purposes of this section, Construction work means work for construction, alteration, and/or repair, including painting and decorating. See discussion of these terms in § 1926.13 of this title.

1910.12(c)

Construction Safety Act distinguished. This section adopts as occupational safety and health standards under section 6 of the Act the standards which are prescribed in part 1926 of this chapter. Thus, the standards (substantive rules) published in subpart C and the following subparts of part 1926 of this chapter are applied. This section does not incorporate subparts A and B of part 1926 of this chapter. Subparts A and B have pertinence only to the application of section 107 of the Contract Work Hours and Safety Standards Act (the Construction Safety Act). For example, the interpretation of the term "subcontractor" in paragraph (c) of § 1926.13 of this chapter is significant in discerning the coverage of the Construction Safety Act and duties thereunder. However, the term "subcontractor" has no significance in the application of the Act, which was enacted under the Commerce Clause and which establishes duties for "employers" which are not dependent for their application upon any contractual relationship with the Federal Government or upon any form of Federal financial assistance.

1910.12(d)

For the purposes of this part, to the extent that it may not already be included in paragraph (b) of this section, "construction work" includes the erection of new electric transmission and distribution lines and equipment, and the alteration, conversion, and improvement of the existing transmission and distribution lines and equipment.

1926.20(b)

Accident prevention responsibilities.

1926.20(b)(1)

It shall be the responsibility of the employer to initiate and maintain such programs as may be necessary to comply with this part.

1926.20(b)(2)

Such programs shall provide for frequent and regular inspections of the job sites, materials, and equipment to be made by competent persons designated by the employers.

1926.20(b)(3)

The use of any machinery, tool, material, or equipment which is not in compliance with any applicable requirement of this part is prohibited. Such machine, tool, material, or equipment shall either be identified as unsafe by tagging or locking the controls to render them inoperable or shall be physically removed from its place of operation.

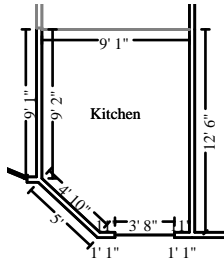
1926.20(b)(4)

The employer shall permit only those employees qualified by training or experience to operate equipment and machinery.

Total: Main Level

0.00 3,472.71 18,441.31 0.00 18,441.31

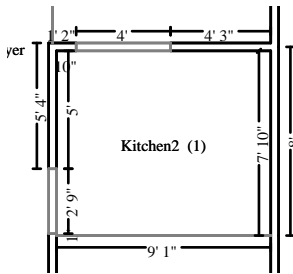
Elias Brothers GC Division
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elizabeth@ebgcontracting.com



Kitchen

Height: 10'

320.71 SF Walls	107.63 SF Ceiling
428.35 SF Walls & Ceiling	107.63 SF Floor
11.96 SY Flooring	32.07 LF Floor Perimeter
32.07 LF Ceil. Perimeter	



Subroom: Kitchen2 (1)

Height: 10'

217.17 SF Walls	71.15 SF Ceiling
288.32 SF Walls & Ceiling	71.15 SF Floor
7.91 SY Flooring	22.00 LF Floor Perimeter
24.75 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 9" X 6' 8"

Opens into ENTRY_FOYER

Missing Wall - Goes to neither Floor/Ceiling

4' X 3'

Opens into DINING_ROOM

Missing Wall

9' 1" X 10'

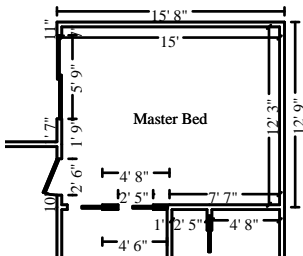
Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
5. Apply plant-based anti-microbial agent to the floor	178.79 SF	0.34	0.54	14.22	75.55	(0.00)	75.55
6. Cabinetry - upper (wall) units	16.00 LF	183.58	125.44	710.55	3,773.27	(0.00)	3,773.27
The above line item was destroyed during mitigation							
7. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,057.72	5,616.82	(0.00)	5,616.82
8. Cabinet knob or pull	18.00 EA	10.27	3.82	43.77	232.45	(0.00)	232.45
9. Garbage disposer	1.00 EA	280.22	8.39	66.97	355.58	(0.00)	355.58
10. Sink - double basin - High grade	1.00 EA	587.11	26.47	142.36	755.94	(0.00)	755.94
11. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	97.51	517.78	(0.00)	517.78
12. Angle stop valve	1.00 EA	41.23	0.43	9.67	51.33	(0.00)	51.33
13. Countertop - solid surface	20.00 SF	69.93	53.64	336.92	1,789.16	(0.00)	1,789.16
14. Countertop subdeck - plywood	36.00 SF	4.29	3.82	36.72	194.98	(0.00)	194.98
15. Countertop - Granite or Marble - Premium grade	50.00 SF	121.86	222.81	1,465.28	7,781.09	(0.00)	7,781.09
16. 4" backsplash for flat laid countertop	20.00 LF	9.52	6.50	45.69	242.59	(0.00)	242.59
17. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	17.77	94.37	(0.00)	94.37
18. Outlet	5.00 EA	18.25	0.51	21.29	113.05	(0.00)	113.05
19. Baseboard - 5 1/4"	54.07 LF	5.76	9.44	74.44	395.32	(0.00)	395.32
20. Base shoe	54.07 LF	1.92	2.47	24.67	130.95	(0.00)	130.95
21. Insulation (Agreed Price)	134.47 SF	2.32	0.00	72.38	384.35	(0.00)	384.35
22. 1/2" - drywall per LF - up to 2' tall	54.07 LF	14.00	4.96	176.78	938.72	(0.00)	938.72
23. Corner trim	54.07 LF	2.27	3.08	29.20	155.02	(0.00)	155.02
24. Mask and prep for paint - plastic, paper, tape (per LF)	56.82 LF	1.62	0.92	21.57	114.54	(0.00)	114.54

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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
41. Base shoe	28.42 LF	1.92	1.30	12.97	68.84	(0.00)	68.84
42. Baseboard - 5 1/4"	28.42 LF	5.76	4.96	39.13	207.79	(0.00)	207.79
43. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
44. Scrape the walls & prep for paint	272.17 SF	0.77	0.16	48.66	258.39	(0.00)	258.39
45. Mask and prep for paint - plastic, paper, tape (per LF)	28.42 LF	1.59	0.46	10.59	56.24	(0.00)	56.24
46. Seal & paint baseboard, oversized - two coats	28.42 LF	1.90	0.32	12.61	66.93	(0.00)	66.93
47. Mask and cover light fixture	3.00 EA	16.59	0.14	11.58	61.49	(0.00)	61.49
48. Seal/prime then paint the walls (2 coats)	272.17 SF	1.13	3.76	72.23	383.54	(0.00)	383.54
49. Painting (Agreed Price)	272.17 SF	1.13	0.00	71.36	378.91	(0.00)	378.91
Third coat required for professional painting over prime							
50. Floor preparation for resilient flooring	90.19 SF	0.72	0.54	15.18	80.66	(0.00)	80.66
51. Floor Covering - Vinyl (Agreed Price)	103.72 EA	11.00	0.00	264.69	1,405.61	(0.00)	1,405.61
Pricing for material and labor needed							
52. Add for glued down application over wood substrate	90.19 SF	0.41	1.14	8.85	46.97	(0.00)	46.97
53. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
54. WINDOWS -Service SLIDING PATIO DOORS*	1.00 EA	1,750.00	43.05	415.99	2,209.04	(0.00)	2,209.04
Totals: Dining Room			115.39	1,449.14	7,695.37	0.00	7,695.37



Master Bed

Height: 10'

545.00 SF Walls	183.75 SF Ceiling
728.75 SF Walls & Ceiling	183.75 SF Floor
20.42 SY Flooring	54.50 LF Floor Perimeter
54.50 LF Ceil. Perimeter	

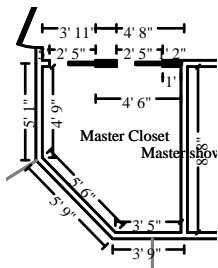
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
55. Apply plant-based anti-microbial agent to the floor	183.75 SF	0.33	0.55	14.20	75.39	(0.00)	75.39
56. Insulation (Agreed Price)	136.25 SF	2.32	0.00	73.33	389.43	(0.00)	389.43
57. 1/2" - drywall per LF - up to 2' tall	54.50 LF	14.00	5.00	178.18	946.18	(0.00)	946.18

Fair market pricing for material needed

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Master Bed

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Texture drywall - smooth / skim coat	163.50 SF	1.93	1.28	73.50	390.34	(0.00)	390.34
59. Corner trim	54.50 LF	2.27	3.11	29.43	156.26	(0.00)	156.26
60. Baseboard - 5 1/4"	54.50 LF	5.76	9.52	75.04	398.48	(0.00)	398.48
61. Base shoe	54.50 LF	1.92	2.49	24.86	131.99	(0.00)	131.99
62. Scrape the walls & prep for paint	545.00 SF	0.77	0.33	97.44	517.42	(0.00)	517.42
63. Seal & paint baseboard, oversized - two coats	54.50 LF	1.90	0.62	24.17	128.34	(0.00)	128.34
64. Mask and prep for paint - plastic, paper, tape (per LF)	54.50 LF	1.59	0.88	20.32	107.86	(0.00)	107.86
65. Paint the walls - two coats	545.00 SF	1.17	10.14	150.30	798.09	(0.00)	798.09
66. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
67. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
68. Seal/prime then paint the walls (2 coats)	545.00 SF	1.13	7.52	144.62	767.99	(0.00)	767.99
69. Painting (Agreed Price)	545.00 SF	1.13	0.00	142.88	758.73	(0.00)	758.73
Third coat required for professional painting over prime							
70. Carpet - metal transition strip	54.50 LF	3.09	4.35	40.08	212.84	(0.00)	212.84
71. Carpet - (Requested)*	211.31 SF	7.74	85.20	399.20	2,119.94	(0.00)	2,119.94
72. Carpet pad - Premium grade	183.75 SF	1.20	11.69	53.87	286.06	(0.00)	286.06
73. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
74. WINDOWS -Service SLIDING PATIO DOORS*	1.00 EA	1,750.00	43.05	415.99	2,209.04	(0.00)	2,209.04
Totals: Master Bed			240.24	2,241.89	11,905.07	0.00	11,905.07



Master Closet

Height: 10'

295.68 SF Walls	55.36 SF Ceiling
351.03 SF Walls & Ceiling	55.36 SF Floor
6.15 SY Flooring	29.57 LF Floor Perimeter
29.57 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
75. Apply plant-based anti-microbial agent to the floor	55.36 SF	0.33	0.17	4.28	22.72	(0.00)	22.72
76. Insulation (Agreed Price)	73.92 SF	2.32	0.00	39.79	211.28	(0.00)	211.28

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
77. 1/2" - drywall per LF - up to 2' tall	29.57 LF	14.00	2.71	96.68	513.37	(0.00)	513.37
78. Texture drywall - smooth / skim coat	88.70 SF	1.93	0.69	39.87	211.75	(0.00)	211.75
79. Corner trim	29.57 LF	2.27	1.69	15.96	84.77	(0.00)	84.77
80. Scrape the walls & prep for paint	295.68 SF	0.77	0.18	52.86	280.71	(0.00)	280.71
81. Floor preparation for resilient flooring	55.36 SF	0.77	0.33	9.98	52.94	(0.00)	52.94
82. Mask and prep for paint - plastic, paper, tape (per LF)	29.57 LF	1.59	0.48	11.02	58.52	(0.00)	58.52
83. Baseboard - 5 1/4"	29.57 LF	5.76	5.16	40.72	216.20	(0.00)	216.20
84. Base shoe	29.57 LF	1.92	1.35	13.48	71.60	(0.00)	71.60
85. Seal & paint baseboard, oversized - two coats	29.57 LF	1.90	0.34	13.11	69.63	(0.00)	69.63
86. Seal/prime then paint the walls (2 coats)	295.68 SF	1.13	4.08	78.46	416.66	(0.00)	416.66
87. Painting (Agreed Price)	295.68 SF	1.13	0.00	77.51	411.63	(0.00)	411.63
Third coat required for professional painting over prime							
88. Carpet - metal transition strip	29.57 LF	3.09	2.36	21.73	115.46	(0.00)	115.46
89. Carpet pad - Premium grade	55.36 SF	1.20	3.52	16.22	86.17	(0.00)	86.17
90. Carpet -Requested*	63.66 SF	7.74	25.67	120.28	638.68	(0.00)	638.68
Fair market pricing for material needed							
Totals: Master Closet			48.73	651.95	3,462.09	0.00	3,462.09



Master Bath

Height: 10'

266.66 SF Walls	40.44 SF Ceiling
307.10 SF Walls & Ceiling	40.44 SF Floor
4.49 SY Flooring	26.67 LF Floor Perimeter
26.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
91. Apply plant-based anti-microbial agent to the floor	40.44 SF	0.33	0.12	3.12	16.59	(0.00)	16.59
92. Insulation (Agreed Price)	66.66 SF	2.32	0.00	35.88	190.53	(0.00)	190.53
93. 1/2" - drywall per LF - up to 2' tall	26.67 LF	14.00	2.45	87.19	463.02	(0.00)	463.02
94. Vanity - Premium grade	5.00 LF	478.04	127.58	584.12	3,101.90	(0.00)	3,101.90
95. Texture drywall - smooth / skim coat	80.00 SF	1.93	0.62	35.96	190.98	(0.00)	190.98
96. Corner trim	26.67 LF	2.27	1.52	14.39	76.45	(0.00)	76.45

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CONTINUED - Master Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
97. Sink faucet - Bathroom	2.00 EA	233.54	17.08	112.32	596.48	(0.00)	596.48
98. Sink - double basin	1.00 EA	413.16	16.61	99.70	529.47	(0.00)	529.47
99. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	54.97	291.89	(0.00)	291.89
100. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
101. Base shoe	26.67 LF	1.92	1.22	12.18	64.61	(0.00)	64.61
102. Mask and prep for paint - plastic, paper, tape (per LF)	26.67 LF	1.59	0.43	9.94	52.78	(0.00)	52.78
103. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
104. Scrape the walls & prep for paint	266.66 SF	0.77	0.16	47.68	253.17	(0.00)	253.17
105. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	61.64	327.31	(0.00)	327.31
106. Seal/prime then paint the walls (2 coats)	266.66 SF	1.13	3.68	70.76	375.77	(0.00)	375.77
107. Painting (Agreed Price)	266.66 SF	1.13	0.00	69.91	371.24	(0.00)	371.24
Third coat required for professional painting over prime							
108. 1/4" Cement board	40.44 SF	3.91	3.59	37.51	199.22	(0.00)	199.22
109. FLOOR COVERING - CERAMIC TILE	46.51 SF	22.00	25.17	243.23	1,291.62	(0.00)	1,291.62
110. Grout sealer	40.44 SF	1.14	0.39	10.78	57.27	(0.00)	57.27
111. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Totals: Master Bath			265.30	1,844.91	9,797.14	0.00	9,797.14



Master shower/Toilet

Height: 10'

221.66 SF Walls	20.94 SF Ceiling
242.60 SF Walls & Ceiling	20.94 SF Floor
2.33 SY Flooring	22.17 LF Floor Perimeter
22.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
112. Apply plant-based anti-microbial agent to the floor	20.94 SF	0.33	0.06	1.62	8.59	(0.00)	8.59
113. Insulation (Agreed Price)	55.41 SF	2.32	0.00	29.83	158.38	(0.00)	158.38
114. 5/8" - drywall per LF - up to 2' tall	22.17 LF	14.00	2.12	72.50	385.00	(0.00)	385.00
Per EBG GC Pricing							
115. Corner trim	22.17 LF	2.27	1.26	11.97	63.56	(0.00)	63.56



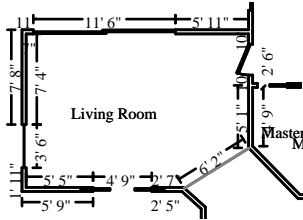
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Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Master shower/Toilet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
116. Texture drywall - smooth / skim coat	66.50 SF	1.93	0.52	29.90	158.77	(0.00)	158.77
117. Shower base	1.00 EA	361.65	16.58	87.76	465.99	(0.00)	465.99
118. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
119. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	76.48	2.73	18.39	97.60	(0.00)	97.60
120. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	11.41	60.58	(0.00)	60.58
121. Seal & paint baseboard, oversized - two coats	22.17 LF	1.90	0.25	9.83	52.20	(0.00)	52.20
122. Mask and prep for paint - plastic, paper, tape (per LF)	22.17 LF	1.59	0.36	8.26	43.87	(0.00)	43.87
123. Baseboard - 5 1/4"	22.17 LF	5.76	3.87	30.51	162.08	(0.00)	162.08
124. Base shoe	22.17 LF	1.92	1.01	10.11	53.69	(0.00)	53.69
125. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
126. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
127. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
128. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
129. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	429.79	2,282.35	(0.00)	2,282.35
130. Scrape the walls & prep for paint	221.66 SF	0.77	0.13	39.64	210.45	(0.00)	210.45
131. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
132. Seal/prime then paint the walls (2 coats)	221.66 SF	1.13	3.06	58.82	312.36	(0.00)	312.36
133. Painting (Agreed Price)	221.66 SF	1.13	0.00	58.11	308.59	(0.00)	308.59
Third coat required for professional painting over prime							
134. Mortar bed for tile floors	20.94 SF	4.27	2.49	21.32	113.22	(0.00)	113.22
135. Grout sealer	20.94 SF	1.14	0.20	5.57	29.64	(0.00)	29.64
136. FLOOR COVERING - CERAMIC TILE	24.08 SF	22.00	13.03	125.92	668.71	(0.00)	668.71
137. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Totals: Master shower/Toilet			164.52	1,556.40	8,264.94	0.00	8,264.94

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Living Room

Height: 10'

523.70 SF Walls	215.51 SF Ceiling
739.20 SF Walls & Ceiling	215.51 SF Floor
23.95 SY Flooring	52.37 LF Floor Perimeter
52.37 LF Ceil. Perimeter	

Missing Wall

6' 1 5/8" X 10'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
138. Add for glued down application over wood substrate	215.51 SF	0.41	2.72	21.14	112.22	(0.00)	112.22
139. Insulation (Agreed Price)	130.92 SF	2.32	0.00	70.47	374.20	(0.00)	374.20
140. 1/2" - drywall per LF - up to 2' tall	52.37 LF	14.00	4.81	171.22	909.21	(0.00)	909.21
Per EBG GC Pricing							
141. Texture drywall - smooth / skim coat	157.11 SF	1.93	1.23	70.64	375.09	(0.00)	375.09
142. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
143. Corner trim	52.37 LF	2.27	2.99	28.29	150.16	(0.00)	150.16
144. Baseboard - 5 1/4"	52.37 LF	5.76	9.14	72.11	382.90	(0.00)	382.90
145. Base shoe	52.37 LF	1.92	2.39	23.89	126.83	(0.00)	126.83
146. Scrape the walls & prep for paint	523.70 SF	0.77	0.31	93.63	497.19	(0.00)	497.19
147. Painting (Agreed Price)	646.00 SF	1.13	0.00	169.36	899.34	(0.00)	899.34
Third coat required for professional painting over prime							
148. Seal/prime then paint the walls (2 coats)	523.70 SF	1.13	7.23	138.97	737.98	(0.00)	737.98
149. Apply plant-based anti-microbial agent to the floor	215.51 SF	0.33	0.65	16.65	88.42	(0.00)	88.42
150. Seal & paint baseboard, oversized - two coats	52.37 LF	1.90	0.60	23.22	123.32	(0.00)	123.32
151. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
152. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	20.06	106.52	(0.00)	106.52
153. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
154. Floor preparation for resilient flooring	215.51 SF	0.72	1.29	36.29	192.75	(0.00)	192.75
155. Floor Covering - Vinyl (Agreed Price)	247.83 EA	11.00	0.00	632.47	3,358.60	(0.00)	3,358.60

Pricing for material and labor needed

Totals: Living Room			89.17	1,928.33	10,239.81	0.00	10,239.81
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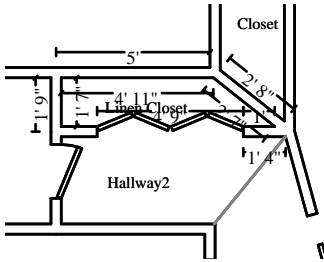
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Guest Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
173. Outlet	5.00 EA	21.39	0.51	24.93	132.39	(0.00)	132.39
174. Light fixture - Detach & reset	1.00 EA	75.68	0.00	17.56	93.24	(0.00)	93.24
175. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	51.36	272.75	(0.00)	272.75
176. Vanity - Premium grade	4.00 LF	478.17	102.06	467.42	2,482.16	(0.00)	2,482.16
177. Bathtub	1.00 EA	964.91	26.45	229.99	1,221.35	(0.00)	1,221.35
178. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
179. Apply plant-based anti-microbial agent to the floor	42.75 SF	0.33	0.13	3.31	17.55	(0.00)	17.55
180. Insulation (Agreed Price)	68.75 SF	2.32	0.00	37.00	196.50	(0.00)	196.50
181. 1/2" - drywall per LF - up to 2' tall	27.50 LF	14.00	2.52	89.90	477.42	(0.00)	477.42
Current pricing for material needed							
182. Texture drywall - smooth / skim coat	82.50 SF	1.93	0.64	37.09	196.96	(0.00)	196.96
183. Seal & paint baseboard, oversized - two coats	27.50 LF	1.90	0.31	12.20	64.76	(0.00)	64.76
184. Sink - single	1.00 EA	290.98	9.83	69.79	370.60	(0.00)	370.60
185. Baseboard - 5 1/4"	27.50 LF	5.76	4.80	37.87	201.07	(0.00)	201.07
186. Base shoe	27.50 LF	1.92	1.25	12.54	66.59	(0.00)	66.59
187. Corner trim	27.50 LF	2.27	1.57	14.85	78.85	(0.00)	78.85
188. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
189. Detach & Reset Light fixture	1.00 EA	75.68	0.00	17.56	93.24	(0.00)	93.24
190. Mirror - 1/8" plate glass	18.00 SF	15.44	9.81	66.76	354.49	(0.00)	354.49
191. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
192. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
193. Mask and prep for paint - plastic, paper, tape (per LF)	27.50 LF	1.59	0.45	10.25	54.43	(0.00)	54.43
194. Scrape the walls & prep for paint	275.00 SF	0.77	0.17	49.17	261.09	(0.00)	261.09
195. Seal/prime then paint the walls (2 coats)	275.00 SF	1.13	3.80	72.98	387.53	(0.00)	387.53
196. Painting (Agreed Price)	646.00 SF	1.13	0.00	169.36	899.34	(0.00)	899.34
Third coat required for professional painting over prime							
197. Mortar bed for tile floors	42.75 SF	4.27	5.08	43.52	231.14	(0.00)	231.14
198. Grout sealer	42.75 SF	1.14	0.41	11.41	60.56	(0.00)	60.56
199. FLOOR COVERING - CERAMIC TILE	49.16 SF	22.00	26.61	257.08	1,365.21	(0.00)	1,365.21
200. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Totals: Guest Bath			278.67	2,263.52	12,019.93	0.00	12,019.93

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

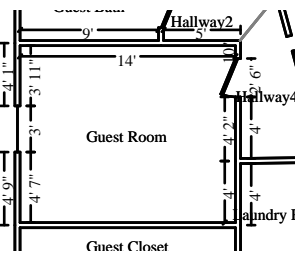


Linen Closet

Height: 10'

160.12 SF Walls	9.41 SF Ceiling
169.52 SF Walls & Ceiling	9.41 SF Floor
1.05 SY Flooring	16.01 LF Floor Perimeter
16.01 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
201. Apply plant-based anti-microbial agent to the floor	9.41 SF	0.33	0.03	0.72	3.86	(0.00)	3.86
202. Insulation (Agreed Price)	40.03 SF	2.32	0.00	21.54	114.41	(0.00)	114.41
203. 1/2" - drywall per LF - up to 2' tall	16.01 LF	14.00	1.47	52.35	277.96	(0.00)	277.96
Fair market pricing for material needed							
204. Texture drywall - smooth / skim coat	48.03 SF	1.93	0.37	21.58	114.65	(0.00)	114.65
205. Corner trim	16.01 LF	2.27	0.91	8.64	45.89	(0.00)	45.89
206. Baseboard - 5 1/4"	16.01 LF	5.76	2.80	22.05	117.07	(0.00)	117.07
207. Base shoe	16.01 LF	1.92	0.73	7.30	38.77	(0.00)	38.77
208. Scrape the walls & prep for paint	160.12 SF	0.77	0.10	28.62	152.01	(0.00)	152.01
209. Mask and prep for paint - plastic, paper, tape (per LF)	16.01 LF	1.59	0.26	5.97	31.69	(0.00)	31.69
210. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
211. Seal/prime then paint the walls (2 coats)	160.12 SF	1.13	2.21	42.50	225.65	(0.00)	225.65
212. Painting (Agreed Price)	160.12 SF	1.13	0.00	41.98	222.92	(0.00)	222.92
Third coat required for professional painting over prime							
213. Mortar bed for tile floors	9.41 SF	4.27	1.12	9.58	50.88	(0.00)	50.88
214. Grout sealer	9.41 SF	1.14	0.09	2.51	13.33	(0.00)	13.33
215. FLOOR COVERING - CERAMIC TILE	10.82 SF	22.00	5.86	56.58	300.48	(0.00)	300.48
Totals: Linen Closet			16.00	325.79	1,730.08	0.00	1,730.08



Guest Room

Height: 10'

510.00 SF Walls	161.00 SF Ceiling
671.00 SF Walls & Ceiling	161.00 SF Floor
17.89 SY Flooring	51.00 LF Floor Perimeter
51.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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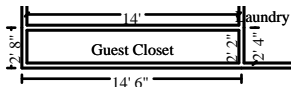
Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
216. Apply plant-based anti-microbial agent to the floor	161.00 SF	0.33	0.48	12.44	66.05	(0.00)	66.05
217. Insulation (Agreed Price)	127.50 SF	2.32	0.00	68.63	364.43	(0.00)	364.43
218. 1/2" - drywall per LF - up to 2' tall	51.00 LF	14.00	4.68	166.73	885.41	(0.00)	885.41
219. Texture drywall - smooth / skim coat	153.00 SF	1.93	1.19	68.77	365.25	(0.00)	365.25
220. Corner trim	51.00 LF	2.27	2.91	27.54	146.22	(0.00)	146.22
221. Baseboard - 5 1/4"	51.00 LF	5.76	8.90	70.22	372.88	(0.00)	372.88
222. Base shoe	51.00 LF	1.92	2.33	23.26	123.51	(0.00)	123.51
223. Seal & paint baseboard, oversized - two coats	51.00 LF	1.90	0.58	22.62	120.10	(0.00)	120.10
224. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
225. Scrape the walls & prep for paint	510.00 SF	0.77	0.31	91.18	484.19	(0.00)	484.19
226. Seal/prime then paint the walls (2 coats)	510.00 SF	1.13	7.04	135.34	718.68	(0.00)	718.68
227. Painting (Agreed Price)	510.00 SF	1.13	0.00	133.71	710.01	(0.00)	710.01
Third coat required for professional painting over prime							
228. Mask and prep for paint - plastic, paper, tape (per LF)	51.00 LF	1.59	0.83	19.00	100.92	(0.00)	100.92
229. Remove Wallpaper	510.00 SF	1.20	0.00	141.98	753.98	(0.00)	753.98
230. Carpet - metal transition strip	51.00 LF	3.09	4.07	37.51	199.17	(0.00)	199.17
231. Carpet - (Requested)*	185.15 SF	7.74	74.65	349.79	1,857.50	(0.00)	1,857.50
232. Carpet pad - Premium grade	161.00 SF	1.20	10.24	47.20	250.64	(0.00)	250.64
233. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Totals: Guest Room			172.30	1,644.97	8,735.26	0.00	8,735.26

Guest Closet

Height: 10'



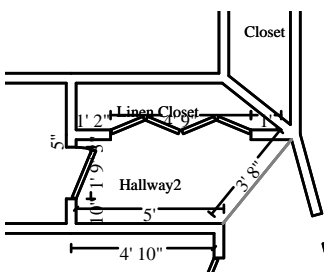
- 323.33 SF Walls
- 353.67 SF Walls & Ceiling
- 3.37 SY Flooring
- 32.33 LF Ceil. Perimeter
- 30.33 SF Ceiling
- 30.33 SF Floor
- 32.33 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
234. Mask and prep for paint - plastic, paper, tape (per LF)	32.33 LF	1.59	0.52	12.05	63.97	(0.00)	63.97

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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
235. 1/2" - drywall per LF - up to 2' tall	32.33 LF	14.00	2.97	105.69	561.28	(0.00)	561.28
236. Baseboard - 5 1/4"	32.33 LF	5.76	5.64	44.52	236.38	(0.00)	236.38
237. Seal & paint baseboard, oversized - two coats	32.33 LF	1.90	0.37	14.33	76.13	(0.00)	76.13
238. Apply plant-based anti-microbial agent to the floor	30.33 SF	0.33	0.09	2.34	12.44	(0.00)	12.44
239. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
240. Seal/prime then paint the walls (2 coats)	323.33 SF	1.13	4.46	85.80	455.62	(0.00)	455.62
241. Painting (Agreed Price)	323.33 SF	1.13	0.00	84.76	450.12	(0.00)	450.12
Third coat required for professional painting over prime							
242. Carpet - metal transition strip	32.33 LF	3.09	2.58	23.78	126.26	(0.00)	126.26
243. Carpet - (Requested)*	34.88 SF	7.74	14.06	65.91	349.94	(0.00)	349.94
244. Carpet pad - Premium grade	30.33 SF	1.20	1.93	8.90	47.23	(0.00)	47.23
245. Insulation (Agreed Price)	80.83 SF	2.32	0.00	43.50	231.03	(0.00)	231.03
246. Base shoe	32.33 LF	1.92	1.47	14.75	78.29	(0.00)	78.29
247. Scrape the walls & prep for paint	323.33 SF	0.77	0.19	57.80	306.95	(0.00)	306.95
248. Corner trim	32.33 LF	2.27	1.84	17.46	92.69	(0.00)	92.69
249. Texture drywall - smooth / skim coat	97.00 SF	1.93	0.76	43.62	231.59	(0.00)	231.59
Totals: Guest Closet			36.93	629.08	3,340.43	0.00	3,340.43



Hallway2

Height: 10'

- 151.23 SF Walls
- 168.58 SF Walls & Ceiling
- 1.93 SY Flooring
- 15.12 LF Ceil. Perimeter
- 17.35 SF Ceiling
- 17.35 SF Floor
- 15.12 LF Floor Perimeter

Missing Wall

3' 7 7/8" X 10'

Opens into HALLWAY4

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
250. Apply plant-based anti-microbial agent to the floor	17.35 SF	0.33	0.05	1.35	7.13	(0.00)	7.13
251. Insulation (Agreed Price)	37.81 SF	2.32	0.00	20.36	108.08	(0.00)	108.08
252. 1/2" - drywall per LF - up to 2' tall	15.12 LF	14.00	1.39	49.44	262.51	(0.00)	262.51

Per EBG GC Pricing

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Hallway2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
253. Texture drywall - smooth / skim coat	45.37 SF	1.93	0.35	20.40	108.31	(0.00)	108.31
254. Corner trim	15.12 LF	2.27	0.86	8.16	43.34	(0.00)	43.34
255. Baseboard - 5 1/4"	15.12 LF	5.76	2.64	20.82	110.55	(0.00)	110.55
256. Base shoe	15.12 LF	1.92	0.69	6.89	36.61	(0.00)	36.61
257. Seal & paint baseboard, oversized - two coats	15.12 LF	1.90	0.17	6.71	35.61	(0.00)	35.61
258. Carpet - metal transition strip	15.12 LF	3.24	1.21	11.66	61.86	(0.00)	61.86
259. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
260. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
261. Scrape the walls & prep for paint	151.23 SF	0.77	0.09	27.03	143.57	(0.00)	143.57
262. Seal/prime then paint the walls (2 coats)	151.23 SF	1.13	2.09	40.13	213.11	(0.00)	213.11
263. Painting (Agreed Price)	151.23 SF	1.13	0.00	39.65	210.54	(0.00)	210.54
Third coat required for professional painting over prime							
264. Mortar bed for tile floors	17.35 SF	4.27	2.06	17.67	93.81	(0.00)	93.81
265. Grout sealer	17.35 SF	1.14	0.17	4.63	24.58	(0.00)	24.58
266. FLOOR COVERING - CERAMIC TILE	19.96 SF	22.00	10.80	104.38	554.30	(0.00)	554.30
267. Mask and prep for paint - plastic, paper, tape (per LF)	15.12 LF	1.59	0.24	5.63	29.91	(0.00)	29.91
Totals: Hallway2			23.28	444.21	2,358.70	0.00	2,358.70



Entry/Foyer

Height: 10'

586.20 SF Walls	201.68 SF Ceiling
787.88 SF Walls & Ceiling	201.68 SF Floor
22.41 SY Flooring	57.70 LF Floor Perimeter
60.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 9" X 6' 8"

Opens into KITCHEN4

Missing Wall

9' 9" X 10'

Opens into DINING_ROOM

Missing Wall

6' 1 5/8" X 10'

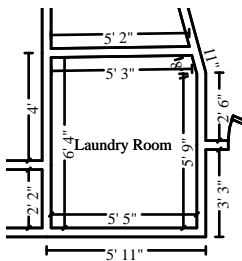
Opens into LIVING_ROOM2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
268. Insulation (Agreed Price)	146.55 SF	2.32	0.00	78.88	418.88	(0.00)	418.88

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Entry/Foyer

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
269. Texture drywall - smooth / skim coat	175.86 SF	1.93	1.37	79.05	419.83	(0.00)	419.83
270. Corner trim	57.70 LF	2.27	3.29	31.15	165.42	(0.00)	165.42
271. Baseboard - 5 1/4"	57.70 LF	5.76	10.07	79.44	421.86	(0.00)	421.86
272. Base shoe	57.70 LF	1.92	2.63	26.32	139.73	(0.00)	139.73
273. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	437.00	10.72	103.87	551.59	(0.00)	551.59
Fair Market pricing for material needed							
274. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
275. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	600.40	3,188.34	(0.00)	3,188.34
276. Mortar bed for tile floors	201.68 SF	4.27	23.96	205.35	1,090.48	(0.00)	1,090.48
277. Grout sealer	201.68 SF	1.14	1.94	53.79	285.65	(0.00)	285.65
278. Mask and prep for paint - plastic, paper, tape (per LF)	60.45 LF	1.62	0.98	22.95	121.86	(0.00)	121.86
279. Scrape the walls & prep for paint	586.20 SF	0.77	0.35	104.79	556.51	(0.00)	556.51
280. Seal/prime then paint the walls (2 coats)	586.20 SF	1.15	8.09	158.28	840.50	(0.00)	840.50
281. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
282. Floor preparation for resilient flooring	201.68 SF	0.72	1.21	33.98	180.40	(0.00)	180.40
283. Vinyl floor covering *	231.94 SF	7.00	62.90	391.27	2,077.75	(0.00)	2,077.75
Pricing for materials and labor needed							
284. Add for glued down application over wood substrate	201.68 SF	0.41	2.54	19.76	104.99	(0.00)	104.99
Totals: Entry/Foyer			324.75	2,321.48	12,327.88	0.00	12,327.88



Laundry Room

Height: 10'

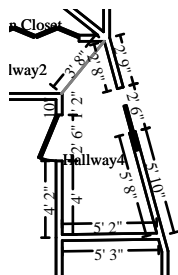
234.17 SF Walls	34.46 SF Ceiling
268.63 SF Walls & Ceiling	34.46 SF Floor
3.83 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
285. Insulation (Agreed Price)	58.54 SF	2.32	0.00	31.51	167.32	(0.00)	167.32

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Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
286. 1/2" - drywall per LF - up to 2' tall	23.42 LF	14.00	2.15	76.57	406.60	(0.00)	406.60
Per EBG GC Pricing							
287. Corner trim	23.42 LF	2.27	1.34	12.64	67.14	(0.00)	67.14
288. Texture drywall - smooth / skim coat	70.25 SF	1.93	0.55	31.59	167.72	(0.00)	167.72
289. Baseboard - 5 1/4"	23.42 LF	5.76	4.09	32.25	171.24	(0.00)	171.24
290. Base shoe	23.42 LF	1.92	1.07	10.69	56.73	(0.00)	56.73
291. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF	1.59	0.38	8.73	46.35	(0.00)	46.35
292. Seal & paint baseboard, oversized - two coats	23.42 LF	1.90	0.27	10.38	55.15	(0.00)	55.15
293. Apply plant-based anti-microbial agent to the floor	34.46 SF	0.33	0.10	2.65	14.12	(0.00)	14.12
294. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
295. Scrape the walls & prep for paint	234.17 SF	0.77	0.14	41.88	222.33	(0.00)	222.33
296. Seal/prime then paint the walls (2 coats)	234.17 SF	1.13	3.23	62.14	329.98	(0.00)	329.98
297. Painting (Agreed Price)	234.17 SF	1.13	0.00	61.39	326.00	(0.00)	326.00
Third coat required for professional painting over prime							
298. Mortar bed for tile floors	34.46 SF	4.27	4.09	35.09	186.32	(0.00)	186.32
299. Grout sealer	34.46 SF	1.14	0.33	9.19	48.80	(0.00)	48.80
300. FLOOR COVERING - CERAMIC TILE	39.63 SF	22.00	21.45	207.24	1,100.55	(0.00)	1,100.55
301. Misc Expenses*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Totals: Laundry Room			93.28	862.99	4,582.67	0.00	4,582.67



Hallway4

Height: 10'

236.12 SF Walls	35.72 SF Ceiling
271.84 SF Walls & Ceiling	35.72 SF Floor
3.97 SY Flooring	23.61 LF Floor Perimeter
23.61 LF Ceil. Perimeter	

Missing Wall

3' 7 7/8" X 10'

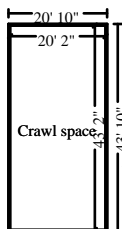
Opens into HALLWAY2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
302. Mask and prep for paint - plastic, paper, tape (per LF)	23.61 LF	1.59	0.38	8.79	46.71	(0.00)	46.71

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Hallway4

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
303. 1/2" - drywall per LF - up to 2' tall	23.61 LF	14.00	2.17	77.18	409.89	(0.00)	409.89
Per EBG GC Pricing							
304. Baseboard - 5 1/4"	23.61 LF	5.76	4.12	32.50	172.61	(0.00)	172.61
305. Base shoe	23.61 LF	1.92	1.08	10.77	57.18	(0.00)	57.18
306. Seal & paint baseboard, oversized - two coats	23.61 LF	1.90	0.27	10.46	55.59	(0.00)	55.59
307. Apply plant-based anti-microbial agent to the floor	35.72 SF	0.33	0.11	2.75	14.65	(0.00)	14.65
308. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
309. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
310. Seal/prime then paint the walls (2 coats)	236.12 SF	1.13	3.26	62.66	332.74	(0.00)	332.74
311. Painting (Agreed Price)	236.12 SF	1.13	0.00	61.90	328.72	(0.00)	328.72
Third coat required for professional painting over prime							
312. Mortar bed for tile floors	35.72 SF	4.27	4.24	36.37	193.13	(0.00)	193.13
313. Grout sealer	35.72 SF	1.14	0.34	9.53	50.59	(0.00)	50.59
314. FLOOR COVERING - CERAMIC TILE	41.08 SF	22.00	22.23	214.83	1,140.82	(0.00)	1,140.82
315. Insulation (Agreed Price)	59.03 SF	2.32	0.00	31.77	168.72	(0.00)	168.72
316. Scrape the walls & prep for paint	236.12 SF	0.77	0.14	42.22	224.17	(0.00)	224.17
317. Corner trim	23.61 LF	2.27	1.35	12.74	67.68	(0.00)	67.68
318. Texture drywall - smooth / skim coat	70.84 SF	1.93	0.55	31.85	169.12	(0.00)	169.12
Totals: Hallway4			40.71	705.62	3,747.20	0.00	3,747.20



Crawl space

Height: 8'

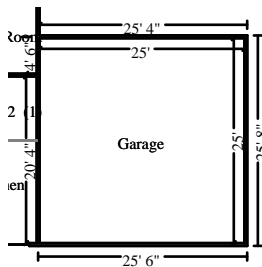
1013.33 SF Walls	870.53 SF Ceiling
1883.86 SF Walls & Ceiling	870.53 SF Floor
96.73 SY Flooring	126.67 LF Floor Perimeter
126.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
319. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	61.71	327.71	(0.00)	327.71

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Crawl space

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
320. Moisture protection - vapor barrier seam tape	870.53 SF	0.14	1.57	28.64	152.08	(0.00)	152.08
321. Moisture protection for crawl space - visqueen - 10 mil	870.53 SF	1.66	5.75	336.59	1,787.42	(0.00)	1,787.42
322. Insulation (Agreed Price)	1,661.00 SF	3.50	0.00	1,348.73	7,162.23	(0.00)	7,162.23
323. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
324. Moisture protection for crawl space - hydrated lime	870.53 SF	1.04	10.97	212.59	1,128.91	(0.00)	1,128.91
325. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	32.48	172.48	(0.00)	172.48
Per OSHA Requirement							
Totals: Crawl space			18.29	2,020.74	11,580.83	0.00	11,580.83



Garage

Height: 8'

800.00 SF Walls	625.00 SF Ceiling
1425.00 SF Walls & Ceiling	625.00 SF Floor
69.44 SY Flooring	100.00 LF Floor Perimeter
100.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
326. Water heater overflow drain pan	1.00 EA	56.09	1.46	13.35	70.90	(0.00)	70.90
327. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	8.24	43.76	(0.00)	43.76
328. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	274.90	1,459.81	(0.00)	1,459.81
Totals: Garage			43.25	296.49	1,574.47	0.00	1,574.47

Total: Main Level			2,764.17	30,903.17	164,954.95	0.00	164,954.95
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
329. Electrical labor minimum	1.00 EA	21.12	0.00	4.90	26.02	(0.00)	26.02
330. Wood floor covering labor minimum	1.00 EA	137.38	0.00	31.88	169.26	(0.00)	169.26
331. Finish carpentry labor minimum	1.00 EA	179.42	0.00	41.63	221.05	(0.00)	221.05
332. Toilet & bath accessory labor minimum	1.00 EA	146.48	0.00	33.99	180.47	(0.00)	180.47
Totals: Labor Minimums Applied			0.00	112.40	596.80	0.00	596.80
Line Item Totals: 17611_CAP_RECON			2,764.17	31,015.57	165,551.75	0.00	165,551.75

Grand Total Areas:

7,091.24 SF Walls	2,822.75 SF Ceiling	9,913.99 SF Walls and Ceiling
2,822.75 SF Floor	313.64 SY Flooring	755.02 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	760.52 LF Ceil. Perimeter
2,822.75 Floor Area	3,015.31 Total Area	7,091.24 Interior Wall Area
3,833.10 Exterior Wall Area	385.89 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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4627 Arnold Avenue, Suite #201
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Office: 239-293-2442
elizabeth@ebgcontracting.com

Summary

Line Item Total	131,772.01
Material Sales Tax	2,764.17
Subtotal	134,536.18
Overhead	16,042.33
Profit	14,973.24
Replacement Cost Value	\$165,551.75
Net Claim	\$165,551.75

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

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elizabeth@ebgcontracting.com

Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	16,042.33	14,973.24	2,764.17	0.00	0.00	0.00
Total	16,042.33	14,973.24	2,764.17	0.00	0.00	0.00

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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1 Main Level - 1-Main level

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



2 Main Level/Kitchen - 2-Kitchen

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



3 Main Level/Dining Room - 3-
DiningRoom

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



4 Main Level/Master Bed - 6-Master bed French doors

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elizabeth@ebgcontracting.com



5 Main Level/Master Closet - 7-
Master Closet

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Office: 239-293-2442
elizabeth@ebgcontracting.com



6 Main Level/Master Bath - 4-
Masterbath2

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4627 Arnold Avenue, Suite #201
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Office: 239-293-2442
elizabeth@ebgcontracting.com



7 Main Level/Master shower/Toilet -
5-Master Shower2

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Office: 239-293-2442
elizabeth@ebgcontracting.com



8 Main Level/Living Room - 8-
Livingroom2

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4627 Arnold Avenue, Suite #201
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Office: 239-293-2442
elizabeth@ebgcontracting.com



9 Main Level/Closet - 10-Bedroom closet

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



10 Main Level/Guest Bath - 11-Guest
Bath

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4627 Arnold Avenue, Suite #201
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Office: 239-293-2442
elizabeth@ebgcontracting.com



11 Main Level/Guest Room - 13-
Bedroom 1

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Office: 239-293-2442
elizabeth@ebgcontracting.com



12 Main Level/Guest Closet - 14-
Bedroom closet

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elizabeth@ebgcontracting.com

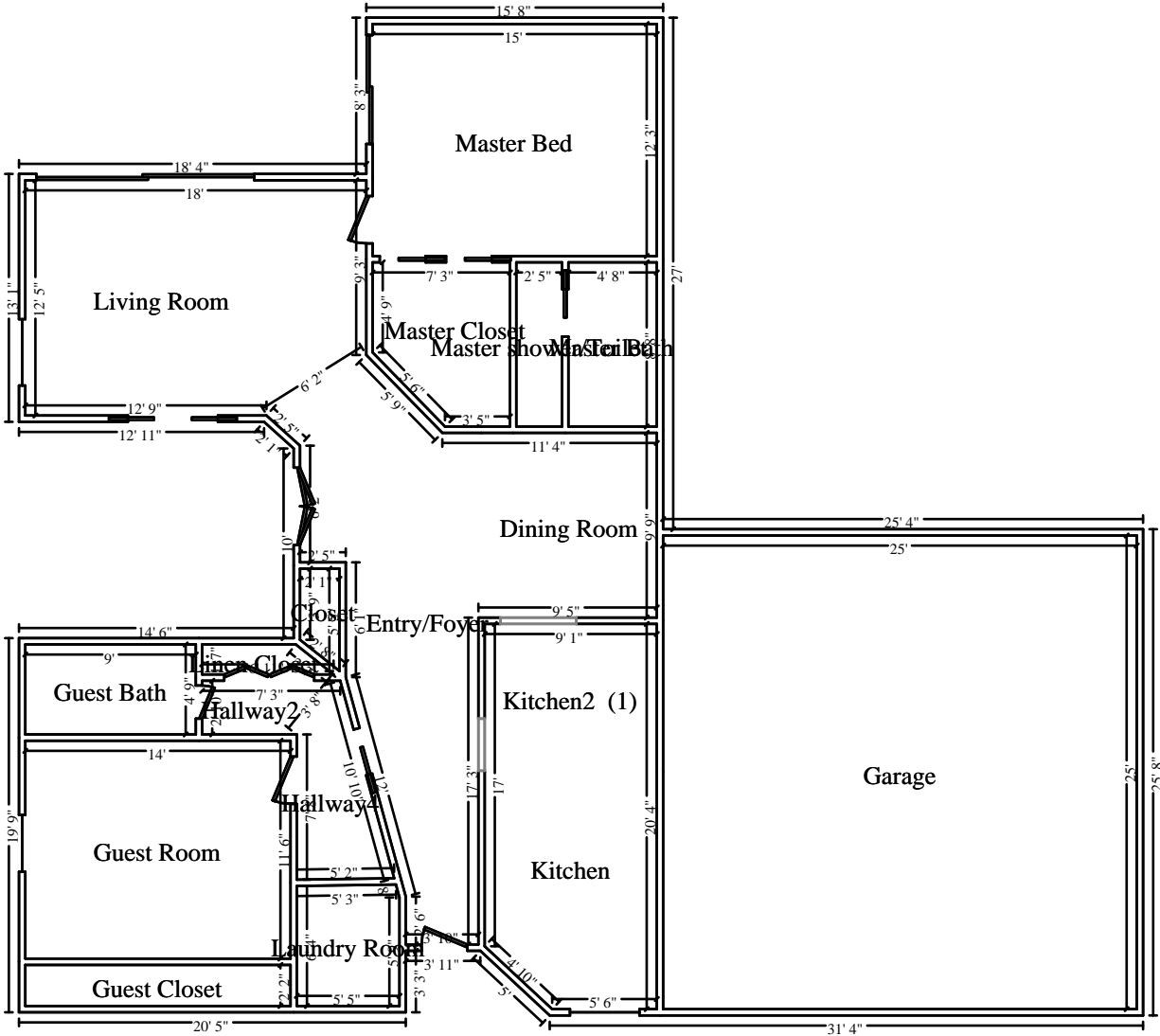
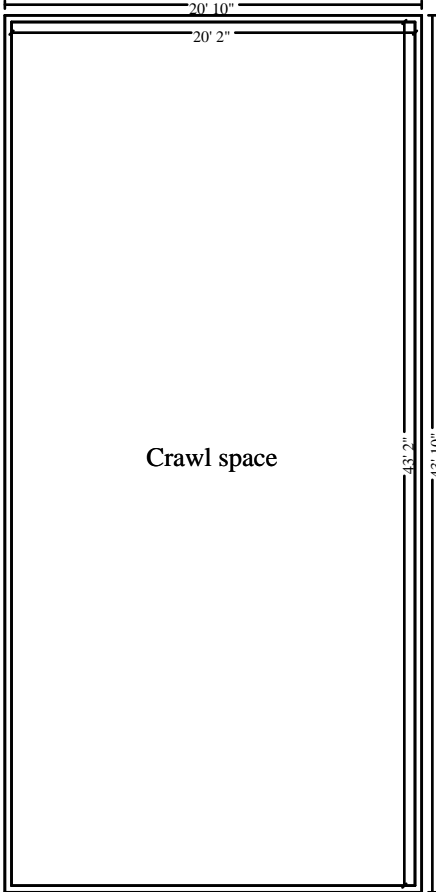


13 Main Level/Laundry Room - 12-
Laundry room

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



14 9-Bedroom 1



**Island Park Village Section 5.2
Hurricane Ian Flood Insurance Proceeds Distribution Summary**

Name: Gerry Edwards
 Property address: 17611 Captiva Island
 Reconstruction Form: **No** BOD Signed No
 Date: 4/11/2023 Contractor Elias/Self

Replacement cost value per insurance report line details	118,239.66
Less deductible	661.76
Net flood insurance proceeds after deductible	117,577.90

Deductions

Less: Servpro Remediation	29,887.85
Less: Elias Contractor Reconstruction	
Electrical Inspections and Repairs	2,725.00
Plumbing Inspections and Repairs	2,650.00
General Repairs: Insulation and vapor barrier, drywall	34,625.00
Demolition floors & showers; subfloor replaced	11,885.00 Inv#32136
Less: Elias Contractor Reconstruction	51,885.00 Inv# 32038

Owner Distributions

1/30/2023 - Owner Remediation Reimbursement	5,000.00
Total Owner Distributions	5,000.00 Ck # 170

Less: Pegasus Administration Costs 72.79

Net flood insurance proceeds distributed	86,845.64
Balance remaining prior to contingency hold	30,732.26

Reserves Contingency 2,000.00

Balance after contingency holds 28,732.26

Notes:

17611 Captiva

Electrical Inspections & Repairs		2,725.00
**Amount Charged in Excess of Insurance Proceeds		(2,472.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjust Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		2,650.00
**Amount Charged in Excess of Insurance Proceeds		(1,423.82)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>1,226.18</u>
General Conditions, Insulation, dryall, hang & finish		34,625.00
**Amount Charged in Excess of Insurance Proceeds		(29,183.20)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,441.80</u>
Adjusted Invoice Total		6,920.98
Deposit Received		<u>(28,846.16)</u>
Balance Due to Customer		<u>(21,925.18)</u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds.

Proceeds Per FG Insurance Report

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	Replace Water Heater	969.31	969.31	
	Overhead & Profit		20% 193.86	
	Taxes		6.5% 63.01	
	Total Plumbing		<u>1,226.18</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
193.8 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	284.44	Exterior/General
151.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	438.70	Entry/Living Room
89.1 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	257.50	Family Room
133.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	149.74	Family Room
41.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	119.94	Hall
62.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	69.78	Hall
47.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	141.55	Hall Bath
38.0 SF	03-Texture Walls	1.12	42.56	Hall Bath
112.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	325.13	Bedroom
168.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	189.06	Bedroom
91.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	263.86	Master Bedroom
137.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	153.44	Master Bedroom
81.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	234.96	Master Bathroom
70.5 SF	03-Texture Walls	1.12	78.96	Master Bathroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	143.92	Master Water Clos
125.6 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	362.98	Kitchen
140.0 SF	03-Texture Walls	1.12	156.80	Kitchen
	Total Insulation, Drywall, & Texture		<u>3,413.32</u>	
	Overhead & Profit		20% 682.66	
	Taxes		6.5% 221.87	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,317.85</u>	
	Total General Conditions		<u>5,441.80</u>	



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Estimate Section: Exterior/General					
Exterior/General 72' x 41' x 8'					
Offset 10' x 13' x 8'					
Offset 10' x 24' x 8'					
Offset 4' x 58' x 8'					
Offset 9' x 51' x 8'					
Offset 6' x 40' x 8'					
Offset 2' x 20' x 8'					
Door 2 @ 18' x 7'					
Lower Perimeter: 272.00 LF		Floor SF: 4293.00 SF		Wall SF: 2212.00 SF	
Upper Perimeter: 308.00 LF		Floor SY: 477.00 SY		Ceiling SF: 4293.00 SF	
Quantity	Description	Unit Cost	RCV	DEP	ACV
414.8 SF	Remove Wall Insulation (75.0% / 2.0') Excludes garage	\$0.33	\$136.88		\$136.88
414.8 SF	Replace Wall Insulation (75.0% / 2.0')	\$1.47	\$609.76	\$73.17	\$536.59
1244.3 SF	Pressure/Power Wash Exterior Wall - Siding (75.0% / 6.0') Foindation walls excludes garage area	\$0.48	\$597.26		\$597.26
2.0 EA	Dumpster Rental 1 Per unit	\$1,123.95	\$2,247.90		\$2,247.90
Totals For Exterior/General			\$3,591.80	\$73.17	\$3,518.63

Estimate Section: Crawlspace					
Crawlspace 72' x 41' x 4'					
Offset 10' x 13' x 4'					
Offset 10' x 24' x 4'					
Lower Perimeter: 266.00 LF		Floor SF: 3322.00 SF		Wall SF: 1064.00 SF	
Upper Perimeter: 266.00 LF		Floor SY: 369.11 SY		Ceiling SF: 3322.00 SF	
Quantity	Description	Unit Cost	RCV	DEP	ACV
3322.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$3,454.88		\$3,454.88
1064.0 SF	Mildewcide Wall Treatment (100.0% / 4.0')	\$0.42	\$446.88		\$446.88
3322.0 SF	Treat Floor Framing System (100.0%)	\$0.42	\$1,395.24		\$1,395.24
3322.0 SF	Remove Floor Insulation (100.0%)	\$1.33	\$4,418.26		\$4,418.26
3322.0 SF	Replace Floor Insulation (100.0%) Limited access	\$3.49	\$11,593.78	\$1,391.25	\$10,202.53
3322.0 SF	Electrical - Residential (Per SF) (100.0%)	\$1.98	\$6,577.56	\$789.31	\$5,788.25
Totals For Crawlspace			\$27,886.60	\$2,180.56	\$25,706.04

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
 Estimate Section: 17611 Entry/Living Room

17611 Entry/Living Room 23' x 14' 8.0" x 8'
 (11' High at 10')
 Offset 4' x 4' 9.0" x 8'
 Closet 2' 1.0" x 3' 7.0" x 8'
 Opening: 3' x 6' 8.0"
 Door 3' x 6' 8.0"
 Opening 3' x 6' 8.0"
 Opening 3' 11.0" x 6' 8.0"

Lower Perimeter: 78.80 LF Floor SF: 363.80 SF Wall SF: 720.20 SF
 Upper Perimeter: 84.90 LF Floor SY: 40.42 SY Ceiling SF: 375.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
363.8 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$378.35		\$378.35
363.8 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$152.80		\$152.80
151.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$63.76		\$63.76
363.8 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$236.47		\$236.47
363.8 SF	Remove Subflooring (100.0%)	\$1.92	\$698.50		\$698.50
363.8 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$2,779.43	\$333.53	\$2,445.90
363.8 SF	Remove Wood Flooring - Engineered Type (100.0%)	\$1.79	\$651.20		\$651.20
363.8 SF	Replace Wood Flooring - Engineered Type (100.0%)	\$11.61	\$4,223.72	\$506.85	\$3,716.87
151.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$148.76		\$148.76
151.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$438.70	\$52.64	\$386.06
455.4 SF	Remove Wallpaper (100.0% / 6.0') Portion not removed with drywall	\$1.10	\$500.94		\$500.94
607.2 SF	Replace Wallpaper (100.0% / 8.0')	\$3.20	\$1,943.04	\$233.16	\$1,709.88
78.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$43.34		\$43.34
78.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$299.44	\$35.93	\$263.51
78.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$103.23	\$21.68	\$81.55
78.8 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$43.34		\$43.34
78.8 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$145.78	\$17.49	\$128.29
78.8 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$103.23	\$21.68	\$81.55
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Fan Lite Pre-hung Entry Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Fan Lite Pre-hung Entry Door	\$1,135.74	\$1,135.74	\$136.29	\$999.45
1.0 EA	Paint / Finish Fan Lite Pre-hung Entry Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
3.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$27.87		\$27.87
3.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$140.76	\$16.89	\$123.87
3.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$38.73	\$8.13	\$30.60
Totals For 17611 Entry/Living Room			\$14,943.45	\$1,464.73	\$13,478.72

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17611 Family Room

17611 Family Room 18' 7.0" x 11' 4.0" x 8'
 (10' High at 10')
 Opening 3' 11.0" x 6' 8.0"
 Door 6' x 6' 8.0"
 Door 2 @ 2' 6.0" x 6' 8.0"

Lower Perimeter: 44.90 LF Floor SF: 210.60 SF Wall SF: 416.40 SF
 Upper Perimeter: 60.70 LF Floor SY: 23.40 SY Ceiling SF: 215.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
210.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$219.02		\$219.02
210.6 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$88.45		\$88.45
89.1 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$37.42		\$37.42
210.6 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$136.89		\$136.89
210.6 SF	Remove Subflooring (100.0%)	\$1.92	\$404.35		\$404.35
210.6 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$1,608.98	\$193.08	\$1,415.90
210.6 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$330.64		\$330.64
210.6 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$3,712.88	\$445.55	\$3,267.33
210.6 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$202.18		\$202.18
210.6 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$764.48	\$91.74	\$672.74
89.1 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$87.32		\$87.32
89.1 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$257.50	\$30.90	\$226.60
133.7 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$149.74	\$31.45	\$118.29
267.4 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$216.59	\$45.48	\$171.11
89.1 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$155.03	\$32.56	\$122.47
44.9 LF	Remove Base Moulding (100.0%)	\$0.55	\$24.70		\$24.70
44.9 LF	Replace Base Moulding (100.0%)	\$3.80	\$170.62	\$20.47	\$150.15
44.9 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$58.82	\$12.35	\$46.47
44.9 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$24.70		\$24.70
44.9 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$83.07	\$9.97	\$73.10
44.9 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$58.82	\$12.35	\$46.47
2.0 EA	Remove 15-Lite Pre-hung French Exterior Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace 15-Lite Pre-hung French Exterior Door	\$999.57	\$1,999.14	\$239.90	\$1,759.24
2.0 EA	Paint / Finish 15-Lite Pre-hung French Exterior Door	\$70.51	\$141.02	\$29.61	\$111.41
2.0 EA	Remove Exterior Door Sidelight	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Exterior Door Sidelight	\$736.70	\$1,473.40	\$176.81	\$1,296.59
2.0 EA	Paint / Finish Exterior Door Sidelight	\$52.12	\$104.24	\$21.89	\$82.35
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
Totals For 17611 Family Room			\$12,829.43	\$1,403.94	\$11,425.49

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
 Estimate Section: 17611 Hall

17611 Hall 5' 1.0" x 4' 3.0" x 8'
 Door 3 @ 2' 6.0" x 6' 8.0"
 Closet 1' 11.0" x 3' 11.0" x 8"
 Opening: 2' x 6' 8.0"

Lower Perimeter: 18.80 LF Floor SF: 29.10 SF Wall SF: 166.00 SF
 Upper Perimeter: 18.70 LF Floor SY: 3.23 SY Ceiling SF: 29.10 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
29.1 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$30.26		\$30.26
29.1 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$12.22		\$12.22
166.0 SF	Mildewcide Wall Treatment (100.0% / 8.0')	\$0.42	\$69.72		\$69.72
29.1 SF	Remove Subflooring (100.0%)	\$1.92	\$55.87		\$55.87
29.1 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$222.32	\$26.68	\$195.64
29.1 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$45.69		\$45.69
29.1 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$513.03	\$61.56	\$451.47
29.1 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$27.94		\$27.94
29.1 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$105.63	\$12.68	\$92.95
41.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$40.67		\$40.67
41.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$119.94	\$14.39	\$105.55
62.3 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$69.78	\$14.65	\$55.13
124.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$100.85	\$21.18	\$79.67
41.5 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$72.21	\$15.16	\$57.05
18.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$10.34		\$10.34
18.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$71.44	\$8.57	\$62.87
18.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$24.63	\$5.17	\$19.46
18.8 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$10.34		\$10.34
18.8 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$34.78	\$4.17	\$30.61
18.8 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$24.63	\$5.17	\$19.46
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
Totals For 17611 Hall			\$2,963.95	\$347.15	\$2,616.80

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
 Estimate Section: 17611 Hall Bath

17611 Hall Bath 5' 5.0" x 5' x 8'
 Offset (tub) 2' 6.0" x 5' x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 23.30 LF Floor SF: 39.60 SF Wall SF: 190.00 SF
 Upper Perimeter: 25.80 LF Floor SY: 4.40 SY Ceiling SF: 39.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
39.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$41.18		\$41.18
39.6 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$16.63		\$16.63
47.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$19.95		\$19.95
39.6 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$25.74		\$25.74
39.6 SF	Remove Subflooring (100.0%)	\$1.92	\$76.03		\$76.03
39.6 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$302.54	\$36.30	\$266.24
23.1 SF	Remove Tile Flooring - Ceramic	\$1.57	\$36.27		\$36.27
23.1 SF	Replace Tile Flooring - Ceramic Excludes tub and vanity	\$17.63	\$407.25	\$48.87	\$358.38
23.1 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$22.18		\$22.18
23.1 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$83.85	\$10.06	\$73.79
47.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$46.55		\$46.55
47.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$141.55	\$16.99	\$124.56
38.0 SF	Texture Walls	\$1.12	\$42.56	\$8.94	\$33.62
90.0 SF	Paint Walls (1 Coat)	\$0.81	\$72.90	\$15.31	\$57.59
25.0 SF	Paint Walls (2 Coats) Excludes shower and cabinet	\$1.74	\$43.50	\$9.14	\$34.36
13.8 LF	Remove Base Moulding	\$0.55	\$7.59		\$7.59
13.8 LF	Replace Base Moulding	\$3.80	\$52.44	\$6.29	\$46.15
13.8 LF	Paint / Finish Base Moulding	\$1.31	\$18.08	\$3.80	\$14.28
13.8 LF	Remove Quarter-Round Moulding	\$0.55	\$7.59		\$7.59
13.8 LF	Replace Quarter-Round Moulding	\$1.85	\$25.53	\$3.06	\$22.47
13.8 LF	Paint / Finish Quarter-Round Moulding	\$1.31	\$18.08	\$3.80	\$14.28
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 LF	Remove Vanity Cabinetry	\$15.58	\$31.16		\$31.16
2.0 LF	Replace Vanity Cabinetry	\$224.71	\$449.42	\$53.93	\$395.49
2.0 LF	Remove and Reinstall Granite Countertop	\$64.03	\$128.06		\$128.06
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Tub / Shower Combo	\$301.74	\$301.74		\$301.74
1.0 EA	Remove and Reinstall Combo Faucet / Shower for Bathtub	\$42.81	\$42.81		\$42.81
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17611 Hall Bath - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
Totals For 17611 Hall Bath			\$3,259.14	\$269.81	\$2,989.33

Main Grouping: Interior
Estimate Section: 17611 Bedroom

17611 Bedroom 12' 3.0" x 11' 4.0" x 8'
 Door 2' 6.0" x 6' 8.0"
 Closet 1' 11.0" x 7" x 8"
 Opening: 4' x 6' 8.0"

Lower Perimeter: 54.50 LF Floor SF: 152.30 SF Wall SF: 450.00 SF
 Upper Perimeter: 47.20 LF Floor SY: 16.92 SY Ceiling SF: 152.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
152.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$158.39		\$158.39
152.3 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$63.97		\$63.97
450.0 SF	Mildewcide Wall Treatment (100.0% / 8.0')	\$0.42	\$189.00		\$189.00
152.3 SF	Remove Subflooring (100.0%)	\$1.92	\$292.42		\$292.42
152.3 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$1,163.57	\$139.63	\$1,023.94
152.3 SF	Remove Wood Flooring - Laminated (100.0%)	\$1.44	\$219.31		\$219.31
152.3 SF	Replace Wood Flooring - Laminated (100.0%)	\$8.80	\$1,340.24	\$160.83	\$1,179.41
112.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$110.25		\$110.25
112.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$325.13	\$39.02	\$286.11
168.8 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$189.06	\$39.70	\$149.36
337.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$273.38	\$57.41	\$215.97
112.5 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$195.75	\$41.11	\$154.64
54.5 LF	Remove Base Moulding (100.0%)	\$0.55	\$29.98		\$29.98
54.5 LF	Replace Base Moulding (100.0%)	\$3.80	\$207.10	\$24.85	\$182.25
54.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$71.40	\$14.99	\$56.41
54.5 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$29.98		\$29.98
54.5 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$100.83	\$12.10	\$88.73
54.5 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$71.40	\$14.99	\$56.41
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
Totals For 17611 Bedroom			\$6,163.78	\$682.12	\$5,481.66

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17611 Master Bedroom

17611 Master Bedroom 15' 3.0" x 12' 2.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"
 Door 6' x 6' 8.0"

Lower Perimeter: 43.80 LF Floor SF: 185.50 SF Wall SF: 365.30 SF
 Upper Perimeter: 54.80 LF Floor SY: 20.61 SY Ceiling SF: 185.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
185.5 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$192.92		\$192.92
185.5 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$77.91		\$77.91
365.3 SF	Mildewcide Wall Treatment (100.0% / 8.0')	\$0.42	\$153.43		\$153.43
185.5 SF	Remove Subflooring (100.0%)	\$1.92	\$356.16		\$356.16
185.5 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$1,417.22	\$170.07	\$1,247.15
185.5 SF	Remove Wood Flooring - Laminated (100.0%)	\$1.44	\$267.12		\$267.12
185.5 SF	Replace Wood Flooring - Laminated (100.0%)	\$8.80	\$1,632.40	\$195.89	\$1,436.51
91.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$89.47		\$89.47
91.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$263.86	\$31.66	\$232.20
137.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$153.44	\$32.22	\$121.22
274.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$221.94	\$46.61	\$175.33
91.3 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$158.86	\$33.36	\$125.50
43.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$24.09		\$24.09
43.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$166.44	\$19.97	\$146.47
43.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$57.38	\$12.05	\$45.33
43.8 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$24.09		\$24.09
43.8 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$81.03	\$9.72	\$71.31
43.8 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$57.38	\$12.05	\$45.33
2.0 EA	Remove 15-Lite Pre-hung French Exterior Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace 15-Lite Pre-hung French Exterior Door	\$999.57	\$1,999.14	\$239.90	\$1,759.24
2.0 EA	Paint / Finish 15-Lite Pre-hung French Exterior Door	\$70.51	\$141.02	\$29.61	\$111.41
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
3.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$194.97		\$194.97
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
Totals For 17611 Master Bedroom			\$8,328.66	\$901.68	\$7,426.98

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17611 Master Bathroom

17611 Master Bathroom 6' 7.0" x 5' 1.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"
 Closet 6' 7.0" x 6' 3.0" x 8'
 Opening: 2' 6.0" x 6' 8.0"

Lower Perimeter: 39.00 LF Floor SF: 74.60 SF Wall SF: 325.30 SF
 Upper Perimeter: 23.30 LF Floor SY: 8.29 SY Ceiling SF: 74.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
74.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$77.58		\$77.58
74.6 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$31.33		\$31.33
81.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$34.15		\$34.15
74.6 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$48.49		\$48.49
74.6 SF	Remove Subflooring (100.0%)	\$1.92	\$143.23		\$143.23
74.6 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$569.94	\$68.39	\$501.55
66.6 SF	Remove Tile Flooring - Ceramic Excludes area of cabinet	\$1.57	\$104.56		\$104.56
66.6 SF	Replace Tile Flooring - Ceramic	\$17.63	\$1,174.16	\$140.90	\$1,033.26
66.6 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$63.94		\$63.94
66.6 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$241.76	\$29.01	\$212.75
81.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$79.67		\$79.67
81.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$234.96	\$28.20	\$206.76
70.5 SF	Texture Walls	\$1.12	\$78.96	\$16.58	\$62.38
141.0 SF	Paint Walls (1 Coat)	\$0.81	\$114.21	\$23.98	\$90.23
47.0 SF	Paint Walls (2 Coats) Closet only	\$1.74	\$81.78	\$17.17	\$64.61
98.0 SF	Remove Wallpaper Portion ot removed with drywall	\$1.10	\$107.80		\$107.80
124.6 SF	Replace Wallpaper Excludes closet and cabinet	\$3.20	\$398.72	\$47.85	\$350.87
35.0 LF	Remove Base Moulding Excludes cabinet	\$0.55	\$19.25		\$19.25
35.0 LF	Replace Base Moulding	\$3.80	\$133.00	\$15.96	\$117.04
35.0 LF	Paint / Finish Base Moulding	\$1.31	\$45.85	\$9.63	\$36.22
35.0 LF	Remove Quarter-Round Moulding	\$0.55	\$19.25		\$19.25
35.0 LF	Replace Quarter-Round Moulding	\$1.85	\$64.75	\$7.77	\$56.98
39.0 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$51.09	\$10.73	\$40.36
1.0 EA	Remove Bi-Fold Louvered Closet Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Bi-Fold Louvered Closet Door	\$336.24	\$336.24	\$40.35	\$295.89
1.0 EA	Paint / Finish Bi-Fold Louvered Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17611 Master Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
4.0 LF	Remove Vanity Cabinetry	\$15.58	\$62.32		\$62.32
4.0 LF	Replace Vanity Cabinetry	\$224.71	\$898.84	\$107.86	\$790.98
6.0 LF	Remove Laminated Countertop	\$6.11	\$36.66		\$36.66
6.0 LF	Replace Laminated Countertop	\$36.42	\$218.52	\$26.22	\$192.30
2.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$197.64		\$197.64
Totals For 17611 Master Bathroom			\$6,465.03	\$687.74	\$5,777.29

Main Grouping: Interior
Estimate Section: 17611 Master Water Closet

17611 Master Water Closet 6' 6.0" x 4' 2.0" x 8'
 Offset 2' 10.0" x 4' 2.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 24.50 LF Floor SF: 38.90 SF Wall SF: 199.30 SF
 Upper Perimeter: 27.00 LF Floor SY: 4.32 SY Ceiling SF: 38.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
38.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$40.46		\$40.46
38.9 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$16.34		\$16.34
49.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$20.92		\$20.92
38.9 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$25.29		\$25.29
38.9 SF	Remove Subflooring (100.0%)	\$1.92	\$74.69		\$74.69
38.9 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$297.20	\$35.66	\$261.54
38.9 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$61.07		\$61.07
38.9 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$685.81	\$82.30	\$603.51
38.9 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$37.34		\$37.34
38.9 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$141.21	\$16.95	\$124.26
49.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$48.80		\$48.80
49.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$143.92	\$17.27	\$126.65
62.0 SF	Remove Wall Tile - Ceramic Type Shower	\$1.57	\$97.34		\$97.34
62.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,457.62	\$174.91	\$1,282.71
102.8 SF	Remove Wallpaper Excludes shower and portion removed with drywall	\$1.10	\$113.08		\$113.08
137.3 SF	Replace Wallpaper	\$3.20	\$439.36	\$52.72	\$386.64
17.2 LF	Remove Base Moulding	\$0.55	\$9.46		\$9.46
17.2 LF	Replace Base Moulding	\$3.80	\$65.36	\$7.84	\$57.52
17.2 LF	Paint / Finish Base Moulding	\$1.31	\$22.53	\$4.73	\$17.80
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17611 Master Water Closet - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Single Pivot Door for Shower Stall	\$107.05	\$107.05		\$107.05
1.0 EA	Clean Single Pivot Door for Shower Stall	\$14.22	\$14.22		\$14.22
Totals For 17611 Master Water Closet			\$5,049.37	\$498.45	\$4,550.92

Main Grouping: Interior
Estimate Section: 17611 Kitchen

17611 Kitchen 18' 7.0" x 8' 10.0" x 8'
 Opening 3' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"
 Opening 2' 10.0" x 6' 6.0"
 Offset 2' 9.0" x 12' 9.0" x 8'
 Closet 2' 8.0" x 5' 4.0" x 8'
 Opening: 4' x 6' 8.0"

Lower Perimeter: 60.00 LF Floor SF: 213.40 SF Wall SF: 502.30 SF
 Upper Perimeter: 60.30 LF Floor SY: 23.71 SY Ceiling SF: 213.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
213.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$221.94		\$221.94
213.4 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$89.63		\$89.63
125.6 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$52.75		\$52.75
213.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.65	\$138.71		\$138.71
213.4 SF	Remove Subflooring (100.0%)	\$1.92	\$409.73		\$409.73
213.4 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$7.64	\$1,630.38	\$195.65	\$1,434.73
181.0 SF	Remove Tile Flooring - Ceramic	\$1.57	\$284.17		\$284.17
181.0 SF	Replace Tile Flooring - Ceramic Excludes cabinets	\$17.63	\$3,191.03	\$382.92	\$2,808.11
181.0 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$173.76		\$173.76
181.0 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$657.03	\$78.84	\$578.19
125.6 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$123.09		\$123.09
125.6 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$362.98	\$43.56	\$319.42
140.0 SF	Texture Walls	\$1.12	\$156.80	\$32.93	\$123.87

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INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17611 Kitchen - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
300.0 SF	Paint Walls (1 Coat)	\$0.81	\$243.00	\$51.03	\$191.97
93.0 SF	Paint Walls (2 Coats)	\$1.74	\$161.82	\$33.98	\$127.84
	Excludes area of cabinets				
44.1 LF	Remove Base Moulding	\$0.55	\$24.26		\$24.26
	Excludes area of cabinets				
44.1 LF	Replace Base Moulding	\$3.80	\$167.58	\$20.11	\$147.47
44.1 LF	Paint / Finish Base Moulding	\$1.31	\$57.77	\$12.13	\$45.64
44.1 LF	Remove Quarter-Round Moulding	\$0.55	\$24.26		\$24.26
44.1 LF	Replace Quarter-Round Moulding	\$1.85	\$81.59	\$9.79	\$71.80
44.1 LF	Paint / Finish Quarter-Round Moulding	\$1.31	\$57.77	\$12.13	\$45.64
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pre-hung Solid Core Exterior Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Pre-hung Solid Core Exterior Door	\$679.97	\$679.97	\$81.60	\$598.37
1.0 EA	Paint / Finish Pre-hung Solid Core Exterior Door	\$87.58	\$87.58	\$18.39	\$69.19
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
3.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$27.87		\$27.87
3.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$140.76	\$16.89	\$123.87
3.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$38.73	\$8.13	\$30.60
14.0 LF	Remove Base Cabinetry	\$15.58	\$218.12		\$218.12
14.0 LF	Replace Base Cabinetry	\$427.40	\$5,983.60	\$718.03	\$5,265.57
36.0 SF	Remove and Reinstall Granite Countertop	\$64.03	\$2,305.08		\$2,305.08
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
1.0 EA	Remove Dishwasher	\$36.31	\$36.31		\$36.31
1.0 EA	Replace Dishwasher M#DU1055XTV05 S#F1U511674	\$857.26	\$857.26	\$102.87	\$754.39
1.0 EA	Remove Range	\$36.31	\$36.31		\$36.31
1.0 EA	Replace Range M#FEF366ESD S#VFG468106	\$1,223.10	\$1,223.10	\$146.77	\$1,076.33
1.0 EA	Remove Side-by-Side Refrigerator	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Side-by-Side Refrigerator M#ED2KHAXV001 S#143810020861	\$1,645.30	\$1,645.30	\$197.44	\$1,447.86
Totals For 17611 Kitchen			\$22,223.66	\$2,219.16	\$20,004.50

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE
 LOCATION : 17611-17613 CAPTIVA ISLAND LN
 : FORT MYERS, FL 33908-6115
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/6/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136658
 CLAIM NUMBER : 18989
 OUR FILE NUMBER : FG125192
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17611 Attached Garage

17611 Attached Garage 24' 1.0" x 19' 2.0" x 8'
 Door 3' x 6' 8.0"
 Door 18' x 7'

Lower Perimeter: 65.50 LF Floor SF: 461.60 SF Wall SF: 546.00 SF
 Upper Perimeter: 86.50 LF Floor SY: 51.29 SY Ceiling SF: 461.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
461.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$480.06		\$480.06
1.0 EA	Remove Water Heater	\$72.47	\$72.47		\$72.47
1.0 EA	Replace Water Heater	\$969.31	\$969.31	\$116.32	\$852.99
	M#B6240R045D S#1438100201861				
Totals For 17611 Attached Garage			\$1,521.84	\$116.32	\$1,405.52

ISLAND PARK - #002865

17611 Captiva Island	RCV	Non_Recovera	Total - RCV - NR	1454	
External/General	\$626.89		\$626.89	Prorata	
Dumpster	\$1,123.95		\$1,123.95		
Crawlspace/Electrical	\$13,008.38		\$13,008.38	Prorata	
Entry/Living Room	\$14,943.45		\$14,943.45		
Family Room	\$12,829.43		\$12,829.43		
Master Bedroom	\$8,328.66	\$0.00	\$8,328.66		
Master Bathroom	\$6,465.03		\$6,465.03		
Master Water Closet	\$5,049.37		\$5,049.37		
Hallway	\$2,963.95		\$2,963.95		
Hall Bath	\$3,259.14		\$3,259.14		
Bedroom #1	\$6,163.78		\$6,163.78		
Kitchen	\$22,223.66	-\$447.08	\$21,776.58		
Garage	\$1,521.84		\$1,521.84		
SubTotal	\$98,507.53	-\$447.08	\$98,060.45		
Contractor O&P	\$16,824.77		\$16,824.77		
Taxes	\$3,354.44		\$3,354.44		
Total Proceeds			\$118,239.66	\$118,239.66	
Less Unit Deductible			\$625.00	\$661.76	actual deductible
Net Proceeds			\$117,614.66	\$117,577.89	

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17611 Captiva

INVOICE # 32138

DATE 04/26/2023

DUE DATE 04/26/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of floors & showers done by EBC as well as sub floor replaced.	1	11,885.00	11,885.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,885.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #002867

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 Naples, FL 34104 US
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 doreen@ebgcontracting.com



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ROOFING DIVISION

INVOICE

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Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17611 Captiva

INVOICE # 32028

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
Plumbing Inspection & Repairs	1	2,650.00	2,650.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,153.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #002868

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 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17611 Captiva

INVOICE # 32028

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

Page 1 of 2

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
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General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
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BALANCE DUE

\$11,153.84

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ROOFING DIVISION

INVOICE

BILL TO
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8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO
Island Park Village V.2
Condo
17611 Captiva

INVOICE # 32138
DATE 04/26/2023
DUE DATE 04/26/2023
TERMS Due on receipt

Page 2 of 2

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of floors & showers done by EBC as well as sub floor replaced.	1	11,885.00	11,885.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE \$11,885.00

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Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17611 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/7/2023
Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17611_CAPTIVA_FINAL

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose -These guidelines were developed to ensure that all water incursions are handled in a professional-manner which includes the latest information and procedures available. This document is revised -ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the-document is to provide a consistent approach to outlining which buildings and materials have-been impacted and what actions are necessary to bring the buildings back online as quickly and -safely as possible. Every effort will be made to ensure the health and safety of all -in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose -These guidelines were developed to ensure that all water incursions are handled in a professional-manner which includes the latest information and procedures available. This document is revised -ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the-document is to provide a consistent approach to outlining which buildings and materials have-been impacted and what actions are necessary to bring the buildings back online as quickly and -safely as possible. Every effort will be made to ensure the health and safety of all -in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of, (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

ISLAND PARK - #002871

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17611_CAPTIVA_FINAL

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,211.00	0.00	280.95	1,491.95	(0.00)	1,491.95
2. Electrical (Bid Item)	1.00 EA	2,725.00	0.00	632.20	3,357.20	(0.00)	3,357.20
3. Plumbing (Bid Item)	1.00 EA	2,650.00	0.00	614.80	3,264.80	(0.00)	3,264.80
4. Residential Supervision / Project Management - per hour	20.00 HR	75.60	0.00	350.78	1,862.78	(0.00)	1,862.78

1910.12(a)

Standards. The standards prescribed in part 1926 of this chapter are adopted as occupational safety and health standards under section 6 of the Act and shall apply, according to the provisions thereof, to every employment and place of employment of every employee engaged in construction work. Each employer shall protect the employment and places of employment of each of his employees engaged in construction work by complying with the appropriate standards prescribed in this paragraph.

1910.12(b)

Definition. For purposes of this section, Construction work means work for construction, alteration, and/or repair, including painting and decorating. See discussion of these terms in § 1926.13 of this title.

1910.12(c)

Construction Safety Act distinguished. This section adopts as occupational safety and health standards under section 6 of the Act the standards which are prescribed in part 1926 of this chapter. Thus, the standards (substantive rules) published in subpart C and the following subparts of part 1926 of this chapter are applied. This section does not incorporate subparts A and B of part 1926 of this chapter. Subparts A and B have pertinence only to the application of section 107 of the Contract Work Hours and Safety Standards Act (the Construction Safety Act). For example, the interpretation of the term "subcontractor" in paragraph (c) of § 1926.13 of this chapter is significant in discerning the coverage of the Construction Safety Act and duties thereunder. However, the term "subcontractor" has no significance in the application of the Act, which was enacted under the Commerce Clause and which establishes duties for "employers" which are not dependent for their application upon any contractual relationship with the Federal Government or upon any form of Federal financial assistance.

1910.12(d)

For the purposes of this part, to the extent that it may not already be included in paragraph (b) of this section, "construction work" includes the erection of new electric transmission and distribution lines and equipment, and the alteration, conversion, and improvement of the existing transmission and distribution lines and equipment.

1926.20(b)

Accident prevention responsibilities.

1926.20(b)(1)

It shall be the responsibility of the employer to initiate and maintain such programs as may be necessary to comply with this part.

1926.20(b)(2)

Such programs shall provide for frequent and regular inspections of the job sites, materials, and equipment to be made by competent persons designated by the employers.

1926.20(b)(3)

The use of any machinery, tool, material, or equipment which is not in compliance with any applicable requirement of this part is prohibited. Such machine, tool, material, or equipment shall either be identified as unsafe by tagging or locking the controls to render them inoperable or shall be physically removed from its place of operation.

1926.20(b)(4)

The employer shall permit only those employees qualified by training or experience to operate equipment and machinery.

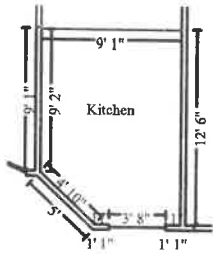
5. Tear out subfloor & bag for disposal - Category 3	250.00 SF	3.28	1.35	190.55	1,011.90	(0.00)	1,011.90
6. Demolition/subfloor replacement*	1.00 EA	11,885.00	0.00	0.00	11,885.00	(0.00)	11,885.00

Per Invoice #32138

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CONTINUED - Main Level

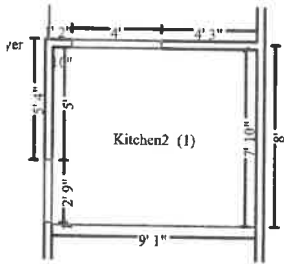
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Total: Main Level			1.35	2,069.28	22,873.63	0.00	22,873.63



Kitchen

Height: 10'

320.71 SF Walls	107.63 SF Ceiling
428.35 SF Walls & Ceiling	107.63 SF Floor
11.96 SY Flooring	32.07 LF Floor Perimeter
32.07 LF Ceil. Perimeter	



Subroom: Kitchen2 (1)

Height: 10'

217.17 SF Walls	71.15 SF Ceiling
288.32 SF Walls & Ceiling	71.15 SF Floor
7.91 SY Flooring	22.00 LF Floor Perimeter
24.75 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 9" X 6' 8"

Opens into ENTRY_FOYER

Missing Wall - Goes to neither Floor/Ceiling

4' X 3'

Opens into DINING_ROOM

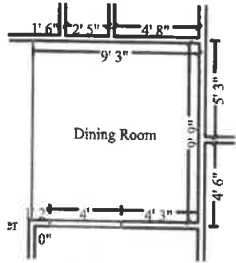
Missing Wall

9' 1" X 10'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
7. Insulation (Agreed Price)	134.47 SF	2.32	0.00	72.38	384.35	(0.00)	384.35
8. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
9. 1/2" - drywall per LF - up to 2' tall	54.07 LF	14.00	4.96	176.78	938.72	(0.00)	938.72
10. Texture drywall - smooth / skim coat	161.36 SF	1.93	1.26	72.54	385.22	(0.00)	385.22
Totals: Kitchen			6.68	371.59	1,973.20	0.00	1,973.20

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Dining Room

Height: 10'

272.17 SF Walls	90.19 SF Ceiling
362.35 SF Walls & Ceiling	90.19 SF Floor
10.02 SY Flooring	28.42 LF Floor Perimeter
28.42 LF Ceil. Perimeter	

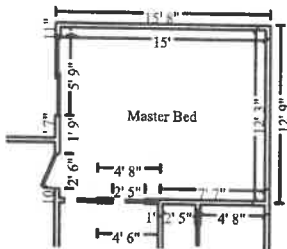
Missing Wall - Goes to neither Floor/Ceiling 4' X 3'

Opens into KITCHEN4

Missing Wall 9' 9" X 10'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
11. Insulation (Agreed Price)	68.04 SF	2.32	0.00	36.62	194.47	(0.00)	194.47
12. 1/2" - drywall per LF - up to 2' tall	28.42 LF	14.00	2.61	92.91	493.40	(0.00)	493.40
Per EBG GC Pricing							
13. Texture drywall - smooth / skim coat	81.65 SF	1.93	0.64	36.71	194.93	(0.00)	194.93
Totals: Dining Room			3.25	166.24	882.80	0.00	882.80



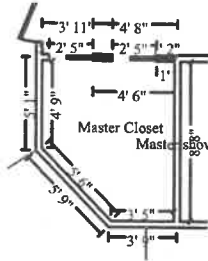
Master Bed

Height: 10'

545.00 SF Walls	183.75 SF Ceiling
728.75 SF Walls & Ceiling	183.75 SF Floor
20.42 SY Flooring	54.50 LF Floor Perimeter
54.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
14. Insulation (Agreed Price)	136.25 SF	2.32	0.00	73.33	389.43	(0.00)	389.43
15. 1/2" - drywall per LF - up to 2' tall	54.50 LF	14.00	5.00	178.18	946.18	(0.00)	946.18
Fair market pricing for material needed							
16. Texture drywall - smooth / skim coat	163.50 SF	1.93	1.28	73.50	390.34	(0.00)	390.34
Totals: Master Bed			6.28	325.01	1,725.95	0.00	1,725.95

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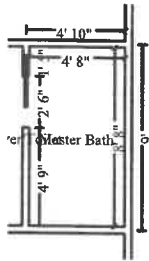


Master Closet

Height: 10'

295.68 SF Walls	55.36 SF Ceiling
351.03 SF Walls & Ceiling	55.36 SF Floor
6.15 SY Flooring	29.57 LF Floor Perimeter
29.57 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Insulation (Agreed Price)	73.92 SF	2.32	0.00	39.79	211.28	(0.00)	211.28
18. 1/2" - drywall per LF - up to 2' tall	29.57 LF	14.00	2.71	96.68	513.37	(0.00)	513.37
19. Texture drywall - smooth / skim coat	88.70 SF	1.93	0.69	39.87	211.75	(0.00)	211.75
Totals: Master Closet			3.40	176.34	936.40	0.00	936.40



Master Bath

Height: 10'

266.66 SF Walls	40.44 SF Ceiling
307.10 SF Walls & Ceiling	40.44 SF Floor
4.49 SY Flooring	26.67 LF Floor Perimeter
26.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
20. Insulation (Agreed Price)	66.66 SF	2.32	0.00	35.88	190.53	(0.00)	190.53
21. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
22. 1/2" - drywall per LF - up to 2' tall	26.67 LF	14.00	2.45	87.19	463.02	(0.00)	463.02
23. Texture drywall - smooth / skim coat	80.00 SF	1.93	0.62	35.96	190.98	(0.00)	190.98
24. Remove Mortar bed for tile floors	40.44 SF	2.10	0.00	19.70	104.62	(0.00)	104.62
Totals: Master Bath			3.53	228.62	1,214.06	0.00	1,214.06



Master shower/Toilet

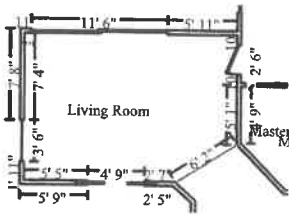
Height: 10'

221.66 SF Walls	20.94 SF Ceiling
242.60 SF Walls & Ceiling	20.94 SF Floor
2.33 SY Flooring	22.17 LF Floor Perimeter
22.17 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
25. Insulation (Agreed Price)	55.41 SF	2.32	0.00	29.83	158.38	(0.00)	158.38
26. 5/8" - drywall per LF - up to 2' tall	22.17 LF	14.00	2.12	72.50	385.00	(0.00)	385.00
Per EBG GC Pricing							
27. Texture drywall - smooth / skim coat	66.50 SF	1.93	0.52	29.90	158.77	(0.00)	158.77
28. Remove Mortar bed for tile floors	20.94 SF	2.10	0.00	10.21	54.18	(0.00)	54.18
Totals: Master shower/Toilet			2.64	142.44	756.33	0.00	756.33



Living Room

Height: 10'

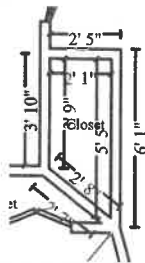
523.70 SF Walls	215.51 SF Ceiling
739.20 SF Walls & Ceiling	215.51 SF Floor
23.95 SY Flooring	52.37 LF Floor Perimeter
52.37 LF Ceil. Perimeter	

Missing Wall

6' 1 5/8" X 10'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Insulation (Agreed Price)	130.92 SF	2.32	0.00	70.47	374.20	(0.00)	374.20
30. 1/2" - drywall per LF - up to 2' tall	52.37 LF	14.00	4.81	171.22	909.21	(0.00)	909.21
Per EBG GC Pricing							
31. Texture drywall - smooth / skim coat	157.11 SF	1.93	1.23	70.64	375.09	(0.00)	375.09
32. Drywall patch / small repair, ready for paint	1.00 EA	119.26	0.21	27.72	147.19	(0.00)	147.19
Totals: Living Room			6.25	340.05	1,805.69	0.00	1,805.69



Closet

Height: 10'

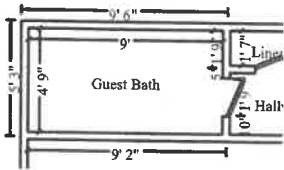
139.00 SF Walls	9.54 SF Ceiling
148.54 SF Walls & Ceiling	9.54 SF Floor
1.06 SY Flooring	13.90 LF Floor Perimeter
13.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
33. Insulation (Agreed Price)	34.75 SF	2.32	0.00	18.70	99.32	(0.00)	99.32
34. 1/2" - drywall per LF - up to 2' tall	13.90 LF	14.00	1.28	45.44	241.32	(0.00)	241.32
35. Texture drywall - smooth / skim coat	41.70 SF	1.93	0.33	18.75	99.56	(0.00)	99.56

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elizabeth@ebgcontracting.com

CONTINUED - Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Closet			1.61	82.89	440.20	0.00	440.20

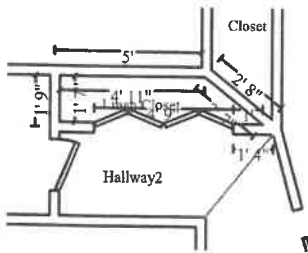


Guest Bath

Height: 10'

275.00 SF Walls	42.75 SF Ceiling
317.75 SF Walls & Ceiling	42.75 SF Floor
4.75 SY Flooring	27.50 LF Floor Perimeter
27.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Insulation (Agreed Price)	68.75 SF	2.32	0.00	37.00	196.50	(0.00)	196.50
37. 1/2" - drywall per LF - up to 2' tall	27.50 LF	14.00	2.52	89.90	477.42	(0.00)	477.42
Current pricing for material needed							
38. Texture drywall - smooth / skim coat	82.50 SF	1.93	0.64	37.09	196.96	(0.00)	196.96
Totals: Guest Bath			3.16	163.99	870.88	0.00	870.88



Linen Closet

Height: 10'

160.12 SF Walls	9.41 SF Ceiling
169.52 SF Walls & Ceiling	9.41 SF Floor
1.05 SY Flooring	16.01 LF Floor Perimeter
16.01 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
39. Insulation (Agreed Price)	40.03 SF	2.32	0.00	21.54	114.41	(0.00)	114.41
40. 1/2" - drywall per LF - up to 2' tall	16.01 LF	14.00	1.47	52.35	277.96	(0.00)	277.96
Fair market pricing for material needed							
41. Texture drywall - smooth / skim coat	48.03 SF	1.93	0.37	21.58	114.65	(0.00)	114.65
Totals: Linen Closet			1.84	95.47	507.02	0.00	507.02

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Guest Room

Height: 10'

510.00 SF Walls	161.00 SF Ceiling
671.00 SF Walls & Ceiling	161.00 SF Floor
17.89 SY Flooring	51.00 LF Floor Perimeter
51.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
42. Insulation (Agreed Price)	127.50 SF	2.32	0.00	68.63	364.43	(0.00)	364.43
43. Remove Wallpaper	510.00 SF	1.20	0.00	141.98	753.98	(0.00)	753.98
44. 1/2" - drywall per LF - up to 2' tall	51.00 LF	14.00	4.68	166.73	885.41	(0.00)	885.41
45. Texture drywall - smooth / skim coat	153.00 SF	1.93	1.19	68.77	365.25	(0.00)	365.25
Totals: Guest Room			5.87	446.11	2,369.07	0.00	2,369.07

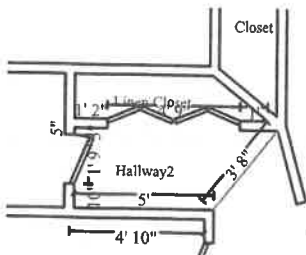
Guest Closet

Height: 10'



323.33 SF Walls	30.33 SF Ceiling
353.67 SF Walls & Ceiling	30.33 SF Floor
3.37 SY Flooring	32.33 LF Floor Perimeter
32.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
46. Insulation (Agreed Price)	80.83 SF	2.32	0.00	43.50	231.03	(0.00)	231.03
47. 1/2" - drywall per LF - up to 2' tall	32.33 LF	14.00	2.97	105.69	561.28	(0.00)	561.28
48. Texture drywall - smooth / skim coat	97.00 SF	1.93	0.76	43.62	231.59	(0.00)	231.59
Totals: Guest Closet			3.73	192.81	1,023.90	0.00	1,023.90



Hallway2

Height: 10'

151.23 SF Walls	17.35 SF Ceiling
168.58 SF Walls & Ceiling	17.35 SF Floor
1.93 SY Flooring	15.12 LF Floor Perimeter
15.12 LF Ceil. Perimeter	

Missing Wall

3' 7 7/8" X 10'

Opens into HALLWAY4

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
49. Insulation (Agreed Price)	37.81 SF	2.32	0.00	20.36	108.08	(0.00)	108.08
50. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
51. 1/2" - drywall per LF - up to 2' tall	15.12 LF	14.00	1.39	49.44	262.51	(0.00)	262.51
Per EBG GC Pricing							
52. Texture drywall - smooth / skim coat	45.37 SF	1.93	0.35	20.40	108.31	(0.00)	108.31
Totals: Hallway2			2.16	145.63	773.27	0.00	773.27



Entry/Foyer

Height: 10'

586.20 SF Walls	201.68 SF Ceiling
787.88 SF Walls & Ceiling	201.68 SF Floor
22.41 SY Flooring	57.70 LF Floor Perimeter
60.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 9" X 6' 8"

Opens into KITCHEN4

Missing Wall

9' 9" X 10'

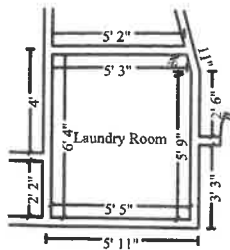
Opens into DINING_ROOM

Missing Wall

6' 1 5/8" X 10'

Opens into LIVING_ROOM2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
53. Insulation (Agreed Price)	146.55 SF	2.32	0.00	78.88	418.88	(0.00)	418.88
54. Texture drywall - smooth / skim coat	175.86 SF	1.93	1.37	79.05	419.83	(0.00)	419.83
55. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
Totals: Entry/Foyer			2.22	268.80	1,427.47	0.00	1,427.47



Laundry Room

Height: 10'

234.17 SF Walls	34.46 SF Ceiling
268.63 SF Walls & Ceiling	34.46 SF Floor
3.83 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
56. Insulation (Agreed Price)	58.54 SF	2.32	0.00	31.51	167.32	(0.00)	167.32
57. 1/2" - drywall per LF - up to 2' tall	23.42 LF	14.00	2.15	76.57	406.60	(0.00)	406.60
Per EBG GC Pricing							



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 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
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 elizabeth@ebgcontracting.com

CONTINUED - Crawl space

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
64. Moisture protection for crawl space - visqueen - 10 mil	870.53 SF	1.66	5.75	336.59	1,787.42	(0.00)	1,787.42
65. Insulation (Agreed Price)	1,661.00 SF	3.50	0.00	1,348.73	7,162.23	(0.00)	7,162.23
66. Moisture protection for crawl space - hydrated lime	870.53 SF	1.04	10.97	212.59	1,128.91	(0.00)	1,128.91
67. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	32.48	172.48	(0.00)	172.48
Per OSHA Requirement							
Totals: Crawl space			18.29	1,959.03	10,403.12	0.00	10,403.12

Total: Main Level			78.10	7,510.20	51,766.73	0.00	51,766.73
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
68. Tile floor covering labor minimum	1.00 EA	97.38	0.00	22.60	119.98	(0.00)	119.98
Totals: Labor Minimums Applied			0.00	22.60	119.98	0.00	119.98

Line Item Totals: 17611_CAPTIVA_FINAL			78.10	7,532.80	51,886.71	0.00	51,886.71
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Grand Total Areas:

7,091.24 SF Walls	2,822.75 SF Ceiling	9,913.99 SF Walls and Ceiling
2,822.75 SF Floor	313.64 SY Flooring	755.02 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	760.52 LF Ceil. Perimeter
2,822.75 Floor Area	3,015.31 Total Area	7,091.24 Interior Wall Area
3,833.10 Exterior Wall Area	385.89 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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UPDATED 17611 CAPTIVA

Summary

Line Item Total	44,275.81
Material Sales Tax	78.10
Subtotal	44,353.91
Overhead	3,896.30
Profit	3,636.50
Replacement Cost Value	\$51,886.71
Net Claim	\$51,886.71

Elizabeth Brath
Estimator

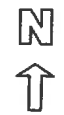
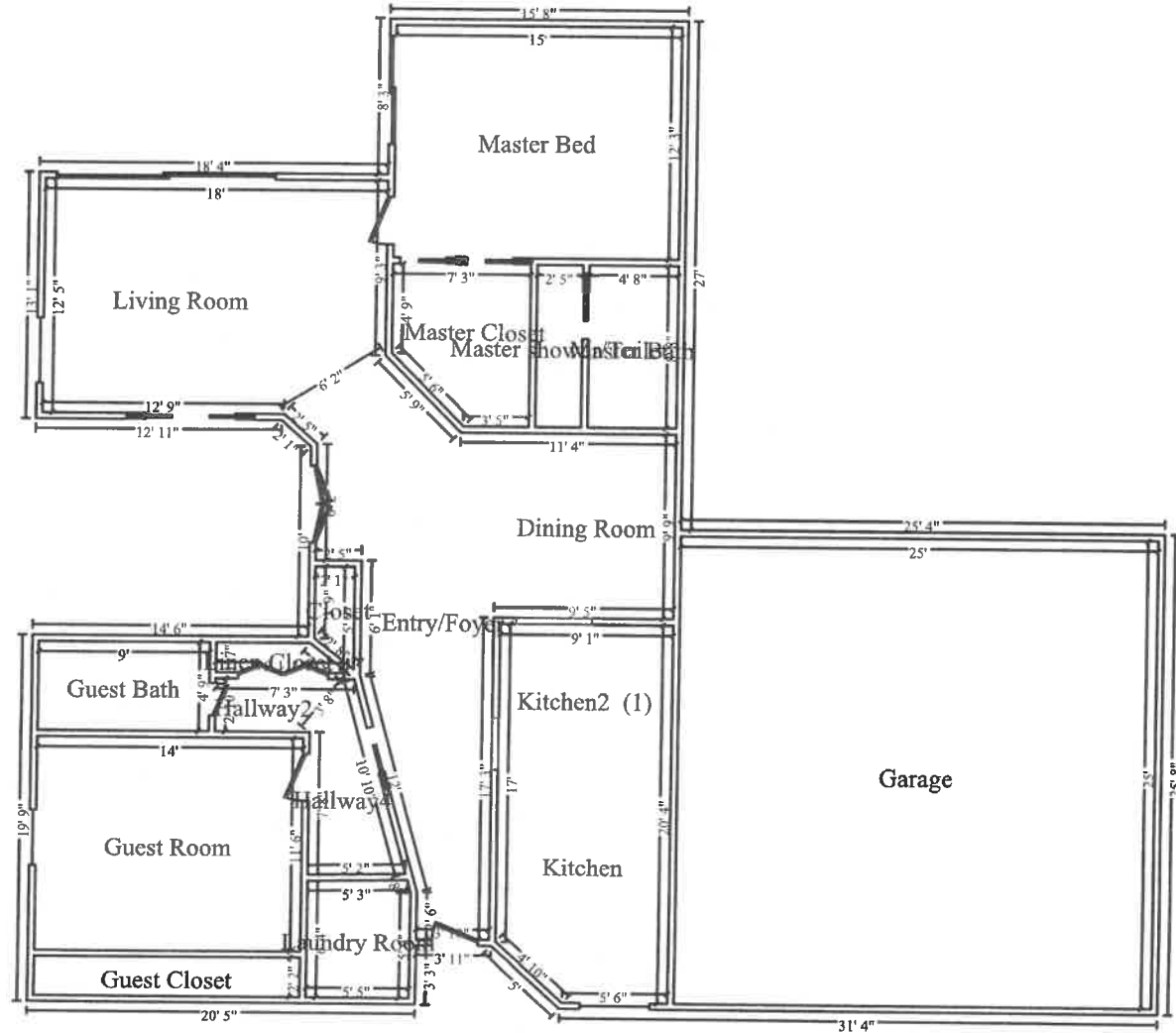
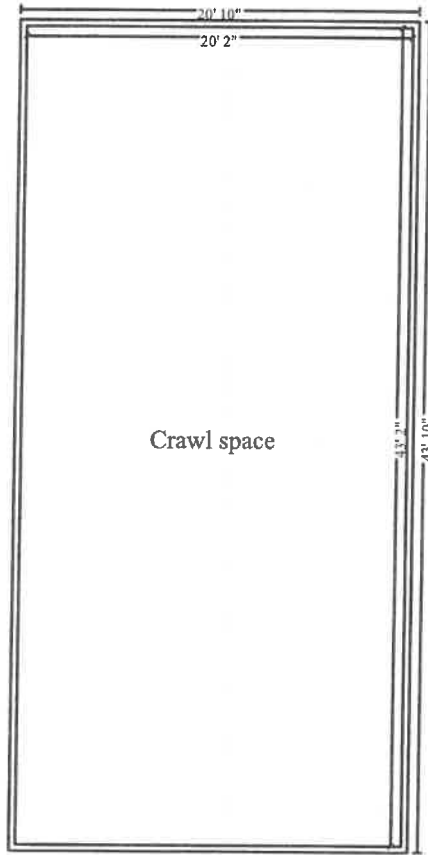


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Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	3,896.30	3,636.50	78.10	0.00	0.00	0.00
Total	3,896.30	3,636.50	78.10	0.00	0.00	0.00



17611 Captiva	Electrical Inspections & Repairs			2,725.00	Crawlspace
	Plumbing Inspections & Repairs			2,650.00	
	Insurance Proceeds Not Provided			(2,650.00)	
	Adjusted Plumbing Inspections & Repairs			-	
	General Conditions, Insulation, dryall, hang & finish			34,625.00	
	Insurance Proceeds Not Provided			(29,360.69)	
	Adjusted General Conditions, Insulation, dryall, hang & finish			5,264.31	
	Deposit Received			<u>(28,846.16)</u>	
	Balance Remaining			<u>(20,856.85)</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	1,123.95	Exterior/General
151.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	438.70	438.70	Entry/Living Room
89.1 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	257.50	257.50	Family Room
41.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	119.94	119.94	Hall
47.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	141.55	141.55	Hall Bath
112.5 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	325.13	325.13	Bedroom
91.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	263.86	263.86	Master Bedroom
81.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	234.96	234.96	Master Bathroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	143.92	143.92	Master Water Clos
125.6 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.89	362.98	362.98	Kitchen
414.8 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	284.44	284.44	Exterior/General
38.0 SF	03-Texture Walls	1.12	42.56	42.56	Hall Bath
70.5 SF	03-Texture Walls	1.12	78.96	78.96	Master Bathroom
140.0 SF	03-Texture Walls	1.12	156.80	156.80	Kitchen
133.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	149.74	149.74	Family Room
62.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	69.78	69.78	Hall
168.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	189.06	189.06	Bedroom
137.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	153.44	153.44	Master Bedroom
	Total Insulation, Drywall, & Texture			<u>3,413.32</u>	
	Overhead & Profit			20% 682.66	
	Taxes			6.5% 44.37	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes			<u>4,140.36</u>	
	Total General Conditions			<u>5,264.31</u>	

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17611 Captiva

INVOICE # 32028

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
Plumbing Inspection & Repairs	1	2,650.00	2,650.00
		Insurance Proceeds Not Provided	(2,650.00)
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
		Insurance Proceeds Not Provided	(29,360.69)
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

BALANCE DUE

~~\$11,153.84~~

Credit Remaining

(\$20,856.85)

Thank you for your business!

ISLAND PARK - #002886



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17601 Marco
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/7/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17601_MARCO_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

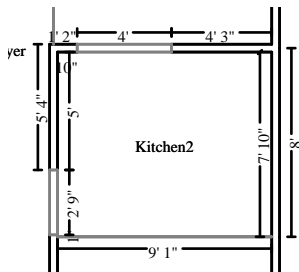
We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

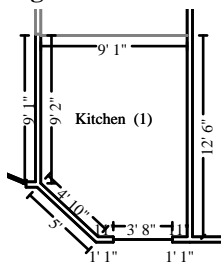
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 Naples, FL 34104
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 elizabeth@ebgcontracting.com

17601_MARCO_RECON
Main Level
Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Plastic contractor debris bag	1.00 BX	15.00	0.90	3.69	19.59	(0.00)	19.59
2. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,211.00	0.00	280.95	1,491.95	(0.00)	1,491.95
3. Electrical (Bid Item)	1.00 EA	5,000.00	0.00	1,160.00	6,160.00	(0.00)	6,160.00
4. Plumbing (Bid Item)	1.00 EA	1,500.00	0.00	348.00	1,848.00	(0.00)	1,848.00
5. On-Site Evaluation and/or Supervisor/Admin - per hour	80.00 HR	71.86	141.66	1,333.73	7,224.19	(0.00)	7,224.19
Total: Main Level			142.56	3,126.37	16,743.73	0.00	16,743.73


Kitchen2
Height: 10'

217.17 SF Walls	71.15 SF Ceiling
288.32 SF Walls & Ceiling	71.15 SF Floor
7.91 SY Flooring	22.00 LF Floor Perimeter
24.75 LF Ceil. Perimeter	

Missing Wall - Goes to Floor
2' 9" X 6' 8"
Opens into ENTRY_FOYER
Missing Wall - Goes to neither Floor/Ceiling
4' X 3"
Opens into DINING_ROOM

Subroom: Kitchen (1)
Height: 10'

320.71 SF Walls	107.63 SF Ceiling
428.35 SF Walls & Ceiling	107.63 SF Floor
11.96 SY Flooring	32.07 LF Floor Perimeter
32.07 LF Ceil. Perimeter	

Missing Wall
9' 1" X 10'
Opens into KITCHEN4

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
6. Apply plant-based anti-microbial agent to the floor	178.79 SF	0.33	0.54	13.81	73.35	(0.00)	73.35
Walls							
7. Insulation (Agreed Price)	134.47 SF	2.32	0.00	72.38	384.35	(0.00)	384.35
Cost for material needed							
8. 1/2" drywall - hung, taped, heavy texture, ready for paint	537.88 SF	4.15	28.08	524.39	2,784.67	(0.00)	2,784.67



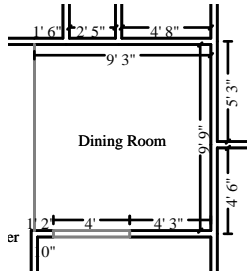
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Kitchen2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Current pricing for material and labor needed							
9. Texture drywall - smooth / skim coat	161.36 SF	1.93	1.26	72.54	385.22	(0.00)	385.22
10. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
11. Scrape part of the walls & prep for paint	268.94 SF	0.77	0.16	48.08	255.32	(0.00)	255.32
12. Mask and prep for paint - plastic, paper, tape (per LF)	56.82 LF	1.59	0.92	21.17	112.43	(0.00)	112.43
13. Seal/prime then paint the walls (2 coats)	537.88 SF	1.13	7.42	142.73	757.95	(0.00)	757.95
Doors and Trim							
14. Baseboard - 5 1/4"	54.07 LF	5.76	9.44	74.44	395.32	(0.00)	395.32
15. Seal & paint baseboard, oversized - two coats	54.07 LF	1.90	0.62	23.98	127.33	(0.00)	127.33
Fixtures							
16. Cabinetry - lower (base) units	18.00 LF	271.81	236.41	1,189.93	6,318.92	(0.00)	6,318.92
17. Countertop - Granite or Marble	36.00 SF	75.22	59.68	642.08	3,409.68	(0.00)	3,409.68
18. Countertop subdeck - plywood	36.00 SF	4.28	3.80	36.64	194.52	(0.00)	194.52
19. Cabinet knob or pull	18.00 EA	10.25	3.82	43.69	232.01	(0.00)	232.01
20. Outlet or switch cover	5.00 EA	3.62	0.26	4.26	22.62	(0.00)	22.62
21. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	105.24	1.34	24.73	131.31	(0.00)	131.31
22. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
23. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
24. Sink - single	1.00 EA	299.97	9.83	71.88	381.68	(0.00)	381.68
25. Sink faucet - Kitchen	1.00 EA	285.70	11.28	68.89	365.87	(0.00)	365.87
26. Sink sprayer attachment - center pull	1.00 EA	89.14	3.00	21.38	113.52	(0.00)	113.52
27. Sink drain assembly with stop	1.00 EA	51.93	0.77	12.23	64.93	(0.00)	64.93
28. Garbage disposer	1.00 EA	270.95	8.39	64.81	344.15	(0.00)	344.15
29. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
Floors							
30. Floor Covering - Wood (Agreed Price)	205.60 EA	18.00	0.00	858.59	4,559.39	(0.00)	4,559.39
31. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Kitchen2			443.19	4,396.36	23,345.97	0.00	23,345.97

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Dining Room

Height: 10'

272.17 SF Walls	90.19 SF Ceiling
362.35 SF Walls & Ceiling	90.19 SF Floor
10.02 SY Flooring	28.42 LF Floor Perimeter
28.42 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling 4' X 3'
Missing Wall 9' 9" X 10'

Opens into KITCHEN4
Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
32. Apply plant-based anti-microbial agent to the floor	90.19 SF	0.33	0.27	6.96	36.99	(0.00)	36.99
33. Insulation (Agreed Price)	68.04 SF	2.32	0.00	36.62	194.47	(0.00)	194.47
Cost for material needed							
34. 1/2" - drywall per LF - up to 2' tall	28.42 LF	14.00	2.61	92.91	493.40	(0.00)	493.40
Per EBG GC Pricing							
35. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
36. Texture drywall - smooth / skim coat	81.65 SF	1.93	0.64	36.71	194.93	(0.00)	194.93
37. Scrape part of the walls & prep for paint	136.08 SF	0.77	0.08	24.33	129.19	(0.00)	129.19
38. Mask and prep for paint - plastic, paper, tape (per LF)	28.42 LF	1.59	0.46	10.59	56.24	(0.00)	56.24
39. Mask and cover light fixture	3.00 EA	16.59	0.14	11.58	61.49	(0.00)	61.49
40. Seal/prime then paint the walls (2 coats)	272.17 SF	1.13	3.76	72.23	383.54	(0.00)	383.54
Doors and Trim							
41. Baseboard - 5 1/4"	28.42 LF	5.76	4.96	39.13	207.79	(0.00)	207.79
42. Seal & paint baseboard, oversized - two coats	28.42 LF	1.90	0.32	12.61	66.93	(0.00)	66.93
Floors							
43. Floor Covering - Wood (Agreed Price)	103.72 EA	18.00	0.00	433.14	2,300.10	(0.00)	2,300.10
44. Service Sliding doors*	1.00 EA	1,750.00	0.00	406.00	2,156.00	(0.00)	2,156.00
45. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Dining Room			67.66	1,459.57	7,750.77	0.00	7,750.77

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Master Bath

Height: 10'

266.66 SF Walls	40.44 SF Ceiling
307.10 SF Walls & Ceiling	40.44 SF Floor
4.49 SY Flooring	26.67 LF Floor Perimeter
26.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
46. Apply plant-based anti-microbial agent to the floor	40.44 SF	0.33	0.12	3.12	16.59	(0.00)	16.59
47. Insulation (Agreed Price)	66.66 SF	2.32	0.00	35.88	190.53	(0.00)	190.53
Cost for material needed							
48. 1/2" - drywall per LF - up to 2' tall	26.67 LF	14.00	2.45	87.19	463.02	(0.00)	463.02
49. Texture drywall - smooth / skim coat	80.00 SF	1.93	0.62	35.96	190.98	(0.00)	190.98
50. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
51. Scrape part of the walls & prep for paint	133.33 SF	0.77	0.08	23.84	126.58	(0.00)	126.58
52. Mask and prep for paint - plastic, paper, tape (per LF)	26.67 LF	1.59	0.43	9.94	52.78	(0.00)	52.78
53. Seal/prime then paint the walls (2 coats)	266.66 SF	1.13	3.68	70.76	375.77	(0.00)	375.77
Doors and Trim							
54. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
55. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
56. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
57. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
58. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
Fixtures							
59. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
60. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	54.97	291.89	(0.00)	291.89
61. Vanity	5.00 LF	244.62	57.51	297.10	1,577.71	(0.00)	1,577.71
62. Countertop - Granite or Marble	10.00 SF	75.22	16.58	178.36	947.14	(0.00)	947.14
63. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	61.64	327.31	(0.00)	327.31
64. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
65. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
66. Sink faucet - Bathroom	2.00 EA	233.54	17.08	112.32	596.48	(0.00)	596.48
67. Sink - double basin	1.00 EA	413.16	16.61	99.70	529.47	(0.00)	529.47
68. Sink drain assembly with stop	1.00 EA	51.93	0.77	12.23	64.93	(0.00)	64.93
69. Jetted tub - Acrylic	1.00 EA	2,399.83	94.97	578.80	3,073.60	(0.00)	3,073.60

Floors

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 Naples, FL 34104
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CONTINUED - Master Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
70. FLOOR COVERING - CERAMIC TILE	46.51 EA	18.00	20.59	199.00	1,056.77	(0.00)	1,056.77
71. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Master Bath			327.31	2,421.94	12,861.33	0.00	12,861.33



Master shower/Toilet

Height: 10'

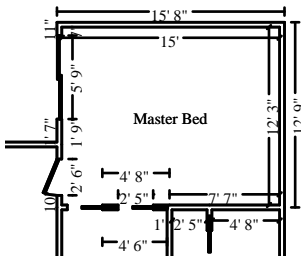
221.66 SF Walls	20.94 SF Ceiling
242.60 SF Walls & Ceiling	20.94 SF Floor
2.33 SY Flooring	22.17 LF Floor Perimeter
22.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
72. Apply plant-based anti-microbial agent to the floor	20.94 SF	0.33	0.06	1.62	8.59	(0.00)	8.59
73. Insulation (Agreed Price)	55.41 SQ	2.32	0.00	29.83	158.38	(0.00)	158.38
Cost for material needed							
74. 5/8" - drywall per LF - up to 2' tall	22.17 LF	14.00	2.12	72.50	385.00	(0.00)	385.00
Per EBG GC Pricing							
75. Texture drywall - smooth / skim coat	66.50 SF	1.93	0.52	29.90	158.77	(0.00)	158.77
76. Scrape part of the walls & prep for paint	110.83 SF	0.77	0.07	19.82	105.23	(0.00)	105.23
77. Mask and prep for paint - plastic, paper, tape (per LF)	22.17 LF	1.59	0.36	8.26	43.87	(0.00)	43.87
78. Seal/prime then paint the walls (2 coats)	221.66 SF	1.13	3.06	58.82	312.36	(0.00)	312.36
Doors and Trim							
79. Baseboard - 5 1/4"	22.17 LF	5.76	3.87	30.51	162.08	(0.00)	162.08
80. Seal & paint baseboard, oversized - two coats	22.17 LF	1.90	0.25	9.83	52.20	(0.00)	52.20
81. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
82. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	17.36	92.20	(0.00)	92.20

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elizabeth@ebgcontracting.com

CONTINUED - Master shower/Toilet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
83. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	94.42	501.37	(0.00)	501.37
84. Pocket door latch	1.00 EA	29.21	0.68	6.94	36.83	(0.00)	36.83
85. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	21.03	111.66	(0.00)	111.66
Fixtures							
86. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
87. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
88. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	429.79	2,282.35	(0.00)	2,282.35
89. Shower base	1.00 EA	361.65	16.58	87.76	465.99	(0.00)	465.99
90. Shower faucet	1.00 EA	260.24	7.80	62.19	330.23	(0.00)	330.23
91. Shower door	1.00 EA	575.82	23.64	139.08	738.54	(0.00)	738.54
92. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
93. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	11.41	60.58	(0.00)	60.58
94. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
95. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
96. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
97. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
Floors							
98. FLOOR COVERING - CERAMIC TILE	24.08 EA	18.00	10.66	103.03	547.13	(0.00)	547.13
99. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Master shower/Toilet			210.46	1,796.90	9,541.92	0.00	9,541.92



Master Bed

Height: 10'

545.00 SF Walls	183.75 SF Ceiling
728.75 SF Walls & Ceiling	183.75 SF Floor
20.42 SY Flooring	54.50 LF Floor Perimeter
54.50 LF Ceil. Perimeter	

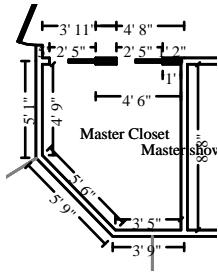
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
100. Apply plant-based anti-microbial agent to the floor	183.75 SF	0.33	0.55	14.20	75.39	(0.00)	75.39

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 Office: 239-293-2442
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CONTINUED - Master Bed

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
101. Insulation (Agreed Price)	136.25 SF	2.32	0.00	73.33	389.43	(0.00)	389.43
Cost for material needed							
102. 1/2" - drywall per LF - up to 2' tall	54.50 LF	14.00	5.00	178.18	946.18	(0.00)	946.18
Fair market pricing for material needed							
103. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
104. Texture drywall - smooth / skim coat	163.50 SF	1.93	1.28	73.50	390.34	(0.00)	390.34
105. Scrape part of the walls & prep for paint	272.50 SF	0.77	0.16	48.72	258.71	(0.00)	258.71
106. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
107. Mask and prep for paint - plastic, paper, tape (per LF)	54.50 LF	1.59	0.88	20.32	107.86	(0.00)	107.86
108. Seal/prime then paint the walls (2 coats)	545.00 SF	1.13	7.52	144.62	767.99	(0.00)	767.99
Doors and Trim							
109. Baseboard - 5 1/4"	54.50 LF	5.76	9.52	75.04	398.48	(0.00)	398.48
110. Seal & paint baseboard, oversized - two coats	54.50 LF	1.90	0.62	24.17	128.34	(0.00)	128.34
111. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
112. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	17.36	92.20	(0.00)	92.20
113. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
114. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
115. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
116. R&R Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	284.92	10.93	68.63	364.48	(0.00)	364.48
117. Outlet or switch cover	5.00 EA	3.62	0.26	4.26	22.62	(0.00)	22.62
Floors							
118. Floor Covering - Wood (Agreed Price)	211.31 EA	18.00	0.00	882.43	4,686.01	(0.00)	4,686.01
119. Service Sliding doors*	1.00 EA	1,750.00	0.00	406.00	2,156.00	(0.00)	2,156.00
120. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Master Bed			118.40	2,488.77	13,216.29	0.00	13,216.29

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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Master Closet

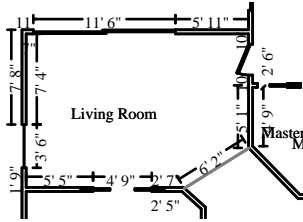
Height: 10'

295.68 SF Walls	55.36 SF Ceiling
351.03 SF Walls & Ceiling	55.36 SF Floor
6.15 SY Flooring	29.57 LF Floor Perimeter
29.57 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
121. Apply plant-based anti-microbial agent to the floor	55.36 SF	0.33	0.17	4.28	22.72	(0.00)	22.72
122. Insulation (Agreed Price)	73.92 SF	2.32	0.00	39.79	211.28	(0.00)	211.28
Cost for material needed							
123. Texture drywall - smooth / skim coat	88.70 SF	1.93	0.69	39.87	211.75	(0.00)	211.75
124. 1/2" - drywall per LF - up to 2' tall	29.57 LF	14.00	2.71	96.68	513.37	(0.00)	513.37
125. Scrape part of the walls & prep for paint	147.84 SF	0.77	0.09	26.43	140.36	(0.00)	140.36
126. Mask and prep for paint - plastic, paper, tape (per LF)	29.57 LF	1.59	0.48	11.02	58.52	(0.00)	58.52
127. Seal/prime then paint the walls (2 coats)	295.68 SF	1.13	4.08	78.46	416.66	(0.00)	416.66
Doors and Trim							
128. Baseboard - 5 1/4"	29.57 LF	5.76	5.16	40.72	216.20	(0.00)	216.20
129. Seal & paint baseboard, oversized - two coats	29.57 LF	1.90	0.34	13.11	69.63	(0.00)	69.63
130. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
131. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
132. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	94.42	501.37	(0.00)	501.37
133. Pocket door latch	1.00 EA	29.76	0.68	7.06	37.50	(0.00)	37.50
134. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
135. Detach & Reset Closet Organizer - Wire shelves	29.57 LF	79.13	0.00	542.85	2,882.72	(0.00)	2,882.72
Floors							
136. Floor Covering - Wood (Agreed Price)	63.66 EA	18.00	0.00	265.85	1,411.73	(0.00)	1,411.73
137. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							

Totals: Master Closet **91.93 1,583.05 8,406.41 0.00 8,406.41**

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elizabeth@ebgcontracting.com



Living Room

Height: 10'

523.70 SF Walls	215.51 SF Ceiling
739.20 SF Walls & Ceiling	215.51 SF Floor
23.95 SY Flooring	52.37 LF Floor Perimeter
52.37 LF Ceil. Perimeter	

Missing Wall

6' 1 5/8" X 10'

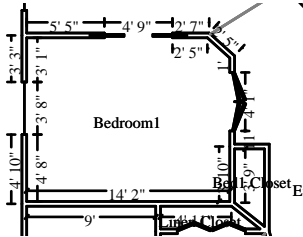
Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
138. Apply plant-based anti-microbial agent to the floor	215.51 SF	0.33	0.65	16.65	88.42	(0.00)	88.42
139. Insulation (Agreed Price)	130.92 SF	2.32	0.00	70.47	374.20	(0.00)	374.20
Market pricing for material needed							
140. 1/2" - drywall per LF - up to 2' tall	52.37 LF	14.00	4.81	171.22	909.21	(0.00)	909.21
Per EBG GC Pricing							
141. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
142. Texture drywall - smooth / skim coat	157.11 SF	1.93	1.23	70.64	375.09	(0.00)	375.09
143. Scrape part of the walls & prep for paint	261.85 SF	0.77	0.16	46.81	248.59	(0.00)	248.59
144. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
145. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	20.06	106.52	(0.00)	106.52
146. Seal/prime then paint the walls (2 coats)	523.70 SF	1.13	7.23	138.97	737.98	(0.00)	737.98
Doors and Trim							
147. Baseboard - 5 1/4"	52.37 LF	5.76	9.14	72.11	382.90	(0.00)	382.90
148. Seal & paint baseboard, oversized - two coats	52.37 LF	1.90	0.60	23.22	123.32	(0.00)	123.32
149. Outlet or switch cover	5.00 EA	3.62	0.26	4.26	22.62	(0.00)	22.62
Floors							
150. Floor Covering - Wood (Agreed Price)	247.83 EA	18.00	0.00	1,034.94	5,495.88	(0.00)	5,495.88
151. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33

The above item is for misc labor and materials

Totals: Living Room			79.89	2,009.27	10,669.81	0.00	10,669.81
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Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Bedroom1

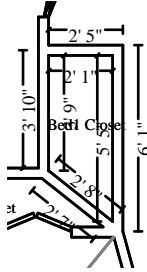
Height: 10'

502.99 SF Walls	160.64 SF Ceiling
663.63 SF Walls & Ceiling	160.64 SF Floor
17.85 SY Flooring	50.30 LF Floor Perimeter
50.30 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
152. Apply plant-based anti-microbial agent to the floor	160.64 SF	0.33	0.48	12.41	65.90	(0.00)	65.90
153. Insulation (Agreed Price)	125.75 SF	2.32	0.00	67.69	359.43	(0.00)	359.43
Cost for material needed							
154. 1/2" - drywall per LF - up to 2' tall	50.30 LF	14.00	4.62	164.44	873.26	(0.00)	873.26
155. Texture drywall - smooth / skim coat	150.90 SF	1.93	1.18	67.84	360.26	(0.00)	360.26
156. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
157. Scrape part of the walls & prep for paint	251.50 SF	0.77	0.15	44.97	238.78	(0.00)	238.78
158. Mask and prep for paint - plastic, paper, tape (per LF)	50.30 LF	1.59	0.81	18.75	99.54	(0.00)	99.54
159. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
160. Seal/prime then paint the walls (2 coats)	502.99 SF	1.13	6.94	133.48	708.80	(0.00)	708.80
Doors and Trim							
161. Baseboard - 5 1/4"	50.30 LF	5.76	8.78	69.25	367.76	(0.00)	367.76
162. Seal & paint baseboard, oversized - two coats	50.30 LF	1.90	0.57	22.30	118.44	(0.00)	118.44
163. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
164. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
165. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
166. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
167. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
Floors							
168. Floor Covering - Wood (Agreed Price)	184.73 EA	18.00	0.00	771.44	4,096.58	(0.00)	4,096.58
169. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							

Totals: Bedroom1			108.35	1,903.47	10,108.07	0.00	10,108.07
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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Bed1 Closet

Height: 10'

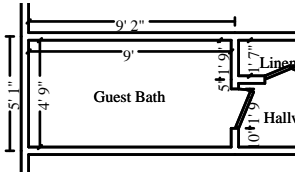
139.00 SF Walls	9.54 SF Ceiling
148.54 SF Walls & Ceiling	9.54 SF Floor
1.06 SY Flooring	13.90 LF Floor Perimeter
13.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
170. Apply plant-based anti-microbial agent to the floor	9.54 SF	0.33	0.03	0.73	3.91	(0.00)	3.91
171. Insulation (Agreed Price)	34.75 SF	2.32	0.00	18.70	99.32	(0.00)	99.32
Cost for material needed							
172. 1/2" - drywall per LF - up to 2' tall	13.90 LF	14.00	1.28	45.44	241.32	(0.00)	241.32
173. Texture drywall - smooth / skim coat	41.70 SF	1.93	0.33	18.75	99.56	(0.00)	99.56
174. Scrape part of the walls & prep for paint	69.50 SF	0.77	0.04	12.41	65.97	(0.00)	65.97
175. Mask and prep for paint - plastic, paper, tape (per LF)	13.90 LF	1.59	0.23	5.19	27.52	(0.00)	27.52
176. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
177. Seal/prime then paint the walls (2 coats)	139.00 SF	1.13	1.92	36.89	195.88	(0.00)	195.88
Doors and Trim							
178. Baseboard - 5 1/4"	13.90 LF	5.76	2.43	19.14	101.63	(0.00)	101.63
179. Seal & paint baseboard, oversized - two coats	13.90 LF	1.90	0.16	6.17	32.74	(0.00)	32.74
180. Closet shelf and rod package - Detach & reset	13.90 LF	14.30	0.00	46.11	244.88	(0.00)	244.88
181. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Current pricing for material needed							
182. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
183. R&R Bifold door set - full louvered - Double	2.00 EA	525.01	42.57	253.50	1,346.09	(0.00)	1,346.09
184. Paint full lvrld bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	44.95	238.66	(0.00)	238.66
Floors							
185. Floor Covering - Wood (Agreed Price)	10.97 EA	18.00	0.00	45.82	243.28	(0.00)	243.28
186. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Walls							
Totals: Bed1 Closet			116.89	858.74	4,560.04	0.00	4,560.04

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Guest Bath

Height: 10'



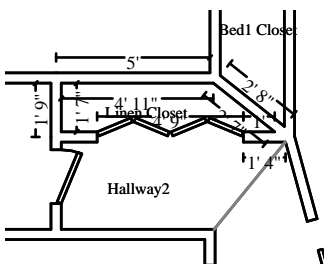
275.00 SF Walls	42.75 SF Ceiling
317.75 SF Walls & Ceiling	42.75 SF Floor
4.75 SY Flooring	27.50 LF Floor Perimeter
27.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
187. Apply plant-based anti-microbial agent to the floor	42.75 SF	0.33	0.13	3.31	17.55	(0.00)	17.55
188. Remove Wallpaper	275.00 SF	1.20	0.00	76.56	406.56	(0.00)	406.56
189. Insulation (Agreed Price)	68.75 SF	2.32	0.00	37.00	196.50	(0.00)	196.50
Cost for material needed							
190. 1/2" - drywall per LF - up to 2' tall	27.50 LF	14.00	2.52	89.90	477.42	(0.00)	477.42
Current pricing for material needed							
191. Texture drywall - smooth / skim coat	82.50 SF	1.93	0.64	37.09	196.96	(0.00)	196.96
192. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
193. Scrape part of the walls & prep for paint	137.50 SF	0.77	0.08	24.59	130.55	(0.00)	130.55
194. Mask and prep for paint - plastic, paper, tape (per LF)	27.50 LF	1.59	0.45	10.25	54.43	(0.00)	54.43
195. Seal/prime then paint the walls (2 coats)	275.00 SF	1.13	3.80	72.98	387.53	(0.00)	387.53
Doors and Trim							
196. Baseboard - 5 1/4"	27.50 LF	5.76	4.80	37.87	201.07	(0.00)	201.07
197. Seal & paint baseboard, oversized - two coats	27.50 LF	1.90	0.31	12.20	64.76	(0.00)	64.76
198. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
Price for material with Professional installation							
199. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
200. R&R Interior door unit - Standard grade	1.00 EA	353.15	14.74	85.35	453.24	(0.00)	453.24
201. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	21.03	111.66	(0.00)	111.66
202. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
Fixtures							
203. Vanity	4.00 LF	244.49	46.01	237.56	1,261.53	(0.00)	1,261.53
204. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	51.36	272.75	(0.00)	272.75
205. Countertop - Granite or Marble	10.00 SF	75.22	16.58	178.36	947.14	(0.00)	947.14
206. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
207. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
208. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
209. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
210. Outlet or switch cover	5.00 EA	3.62	0.26	4.26	22.62	(0.00)	22.62
211. Clean bathtub enclosure*	1.00 EA	81.24	0.01	18.85	100.10	(0.00)	100.10
212. Bathtub - Detach & reset	1.00 EA	716.66	0.00	166.27	882.93	(0.00)	882.93
213. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
214. Sink faucet - Bathroom	1.00 EA	239.98	8.54	57.66	306.18	(0.00)	306.18
215. Sink - single	1.00 EA	290.98	9.83	69.79	370.60	(0.00)	370.60
216. Sink drain assembly with stop	1.00 EA	51.93	0.77	12.23	64.93	(0.00)	64.93
217. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	31.69	168.31	(0.00)	168.31
Floors							
218. FLOOR COVERING - CERAMIC TILE	49.16 EA	18.00	21.77	210.35	1,117.00	(0.00)	1,117.00
219. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Guest Bath			225.74	2,185.78	11,607.13	0.00	11,607.13



Linen Closet

Height: 10'

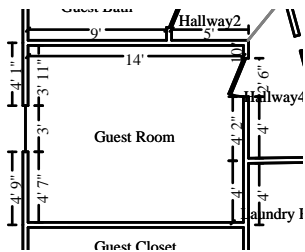
- 160.12 SF Walls
- 169.52 SF Walls & Ceiling
- 1.05 SY Flooring
- 16.01 LF Ceil. Perimeter
- 9.41 SF Ceiling
- 9.41 SF Floor
- 16.01 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
220. Apply plant-based anti-microbial agent to the floor	9.41 SF	0.33	0.03	0.72	3.86	(0.00)	3.86
221. Insulation (Agreed Price)	40.03 SF	2.32	0.00	21.54	114.41	(0.00)	114.41
Cost for material needed							
222. 1/2" - drywall per LF - up to 2' tall	16.01 LF	14.00	1.47	52.35	277.96	(0.00)	277.96
Fair market pricing for material needed							

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
223. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
224. Texture drywall - smooth / skim coat	48.03 SF	1.93	0.37	21.58	114.65	(0.00)	114.65
225. Mask and prep for paint - plastic, paper, tape (per LF)	16.01 LF	1.59	0.26	5.97	31.69	(0.00)	31.69
226. Scrape part of the walls & prep for paint	80.06 SF	0.77	0.05	14.33	76.03	(0.00)	76.03
227. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
228. Seal/prime then paint the walls (2 coats)	160.12 SF	1.13	2.21	42.50	225.65	(0.00)	225.65
Doors and Trim							
229. Baseboard - 5 1/4"	16.01 LF	5.76	2.80	22.05	117.07	(0.00)	117.07
230. Seal & paint baseboard, oversized - two coats	16.01 LF	1.90	0.18	7.10	37.70	(0.00)	37.70
231. Closet shelf and rod package - Detach & reset	16.01 LF	14.30	0.00	53.11	282.05	(0.00)	282.05
232. R&R Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
233. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
234. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	65.17	346.07	(0.00)	346.07
235. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	28.59	151.82	(0.00)	151.82
Floors							
236. Floor Covering - Wood (Agreed Price)	10.82 EA	18.00	0.00	45.18	239.94	(0.00)	239.94
237. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Linen Closet			83.34	719.43	3,820.36	0.00	3,820.36



Guest Room

Height: 10'

510.00 SF Walls
671.00 SF Walls & Ceiling
17.89 SY Flooring
51.00 LF Ceil. Perimeter

161.00 SF Ceiling
161.00 SF Floor
51.00 LF Floor Perimeter



Elias Brothers General Contractor, Inc

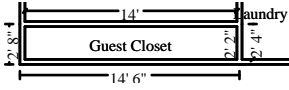
Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
238. Apply plant-based anti-microbial agent to the floor	161.00 SF	0.33	0.48	12.44	66.05	(0.00)	66.05
239. Insulation (Agreed Price)	127.50 SF	2.32	0.00	68.63	364.43	(0.00)	364.43
Cost for material needed							
240. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
241. 1/2" - drywall per LF - up to 2' tall	51.00 LF	14.00	4.68	166.73	885.41	(0.00)	885.41
242. Texture drywall - smooth / skim coat	153.00 SF	1.93	1.19	68.77	365.25	(0.00)	365.25
243. Scrape part of the walls & prep for paint	255.00 SF	0.77	0.15	45.59	242.09	(0.00)	242.09
244. Mask and prep for paint - plastic, paper, tape (per LF)	51.00 LF	1.59	0.83	19.00	100.92	(0.00)	100.92
245. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
246. Seal/prime then paint the walls (2 coats)	510.00 SF	1.13	7.04	135.34	718.68	(0.00)	718.68
Doors and Trim							
247. R&R Door opening (jamb & casing) - 36"to60"wide - stain grade	1.00 EA	296.68	12.31	71.68	380.67	(0.00)	380.67
Price for material with Professional installation							
248. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
249. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
250. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
251. R&R French door - Interior - wood - slab only	2.00 EA	368.90	32.13	178.64	948.57	(0.00)	948.57
252. Prime & paint French door slab only - exterior (per side)	2.00 EA	122.38	2.11	57.27	304.14	(0.00)	304.14
253. Door knob - interior	2.00 EA	46.10	2.57	21.99	116.76	(0.00)	116.76
254. Baseboard - 5 1/4"	51.00 LF	5.76	8.90	70.22	372.88	(0.00)	372.88
255. Seal & paint baseboard, oversized - two coats	51.00 LF	1.90	0.58	22.62	120.10	(0.00)	120.10
256. Outlet or switch cover	5.00 EA	3.62	0.26	4.26	22.62	(0.00)	22.62
Floors							
257. Floor Covering - Wood (Agreed Price)	185.15 EA	18.00	0.00	773.18	4,105.88	(0.00)	4,105.88
258. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Guest Room			153.02	2,202.96	11,698.55	0.00	11,698.55

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Guest Closet

Height: 10'



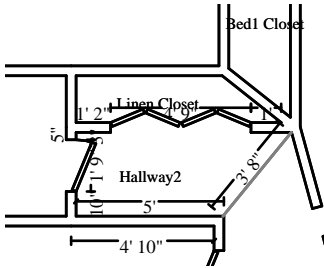
- 323.33 SF Walls
- 353.67 SF Walls & Ceiling
- 3.37 SY Flooring
- 32.33 LF Ceil. Perimeter
- 30.33 SF Ceiling
- 30.33 SF Floor
- 32.33 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
259. Apply plant-based anti-microbial agent to the floor	30.33 SF	0.34	0.09	2.42	12.82	(0.00)	12.82
Walls							
260. Insulation (Agreed Price)	80.83 SF	2.32	0.00	43.50	231.03	(0.00)	231.03
261. 1/2" - drywall per LF - up to 2' tall	32.33 LF	14.00	2.97	105.69	561.28	(0.00)	561.28
262. Texture drywall - smooth / skim coat	97.00 SF	1.93	0.76	43.62	231.59	(0.00)	231.59
263. Scrape part of the walls & prep for paint	161.67 SF	0.77	0.10	28.90	153.49	(0.00)	153.49
264. Mask and cover light fixture	1.00 EA	17.00	0.05	3.96	21.01	(0.00)	21.01
265. Mask and prep for paint - plastic, paper, tape (per LF)	32.33 LF	1.62	0.52	12.27	65.16	(0.00)	65.16
266. Seal/prime then paint the walls (2 coats)	323.33 SF	1.15	4.46	87.31	463.60	(0.00)	463.60
Doors and Trim							
267. Baseboard - 5 1/4"	32.33 LF	5.76	5.64	44.52	236.38	(0.00)	236.38
268. Seal & paint baseboard, oversized - two coats	32.33 LF	1.90	0.37	14.33	76.13	(0.00)	76.13
269. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
270. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
271. R&R Bifold door set - full louvered - Double	1.00 EA	525.01	21.29	126.73	673.03	(0.00)	673.03
272. Paint full lvrld bifold door set - slab - 2 coats -per side	2.00 EA	97.58	2.41	45.84	243.41	(0.00)	243.41
273. Closet shelf and rod package - Detach & reset	32.33 LF	14.34	0.00	107.55	571.16	(0.00)	571.16
Floors							
274. Floor Covering - Wood (Agreed Price)	34.88 EA	18.00	0.00	145.66	773.50	(0.00)	773.50
275. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33

The above item is for misc labor and materials

Totals: Guest Closet			104.10	1,113.37	5,912.36	0.00	5,912.36
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Naples, FL 34104
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elizabeth@ebgcontracting.com



Hallway2

Height: 10'

151.23 SF Walls	17.35 SF Ceiling
168.58 SF Walls & Ceiling	17.35 SF Floor
1.93 SY Flooring	15.12 LF Floor Perimeter
15.12 LF Ceil. Perimeter	

Missing Wall

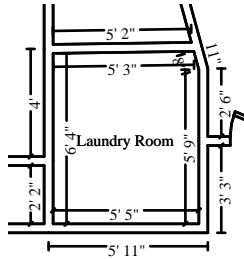
3' 7 7/8" X 10'

Opens into HALLWAY4

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
276. Apply plant-based anti-microbial agent to the floor	17.35 SF	0.33	0.05	1.35	7.13	(0.00)	7.13
277. Insulation (Agreed Price)	37.81 SF	2.32	0.00	20.36	108.08	(0.00)	108.08
Cost for material needed							
278. 1/2" - drywall per LF - up to 2' tall	15.12 LF	14.00	1.39	49.44	262.51	(0.00)	262.51
Per EBG GC Pricing							
279. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
280. Texture drywall - smooth / skim coat	45.37 SF	1.93	0.35	20.40	108.31	(0.00)	108.31
281. Scrape part of the walls & prep for paint	75.61 SF	0.77	0.05	13.53	71.80	(0.00)	71.80
282. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
283. Mask and prep for paint - plastic, paper, tape (per LF)	15.12 LF	1.59	0.24	5.63	29.91	(0.00)	29.91
284. Seal/prime then paint the walls (2 coats)	151.23 SF	1.13	2.09	40.13	213.11	(0.00)	213.11
Doors and Trim							
285. Baseboard - 5 1/4"	15.12 LF	5.76	2.64	20.82	110.55	(0.00)	110.55
286. Seal & paint baseboard, oversized - two coats	15.12 LF	1.90	0.17	6.71	35.61	(0.00)	35.61
Floors							
287. Floor Covering - Wood (Agreed Price)	19.96 EA	18.00	0.00	83.35	442.63	(0.00)	442.63
288. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							

Totals: Hallway2			61.45	542.35	2,879.85	0.00	2,879.85
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Laundry Room

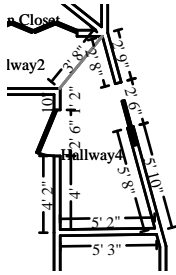
Height: 10'

234.17 SF Walls
268.63 SF Walls & Ceiling
3.83 SY Flooring
23.42 LF Ceil. Perimeter

34.46 SF Ceiling
34.46 SF Floor
23.42 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
289. Apply plant-based anti-microbial agent to the floor	34.46 SF	0.33	0.10	2.65	14.12	(0.00)	14.12
290. Insulation (Agreed Price)	58.54 SF	2.32	0.00	31.51	167.32	(0.00)	167.32
Cost for material needed							
291. 1/2" - drywall per LF - up to 2' tall	23.42 LF	14.00	2.15	76.57	406.60	(0.00)	406.60
Per EBG GC Pricing							
292. Texture drywall - smooth / skim coat	70.25 SF	1.93	0.55	31.59	167.72	(0.00)	167.72
293. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
294. Scrape part of the walls & prep for paint	117.09 SF	0.77	0.07	20.94	111.17	(0.00)	111.17
295. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
296. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF	1.59	0.38	8.73	46.35	(0.00)	46.35
297. Seal/prime then paint the walls (2 coats)	234.17 SF	1.13	3.23	62.14	329.98	(0.00)	329.98
Doors and Trim							
298. Baseboard - 5 1/4"	23.42 LF	5.76	4.09	32.25	171.24	(0.00)	171.24
299. Seal & paint baseboard, oversized - two coats	23.42 LF	1.90	0.27	10.38	55.15	(0.00)	55.15
300. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	124.02	658.62	(0.00)	658.62
Price for professional material needed							
301. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
302. R&R Interior door unit	2.00 EA	371.78	31.72	179.86	955.14	(0.00)	955.14
303. Door knob - interior	2.00 EA	46.86	2.57	22.35	118.64	(0.00)	118.64
304. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
Floors							
305. Floor Covering - Wood (Agreed Price)	39.63 EA	18.00	0.00	165.49	878.83	(0.00)	878.83
306. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							
Totals: Laundry Room			123.53	1,136.46	6,034.96	0.00	6,034.96

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Hallway4

Height: 10'

236.12 SF Walls	35.72 SF Ceiling
271.84 SF Walls & Ceiling	35.72 SF Floor
3.97 SY Flooring	23.61 LF Floor Perimeter
23.61 LF Ceil. Perimeter	

Missing Wall

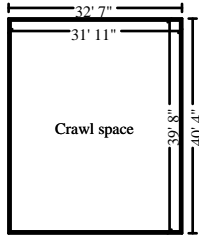
3' 7 7/8" X 10'

Opens into HALLWAY2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
307. Apply plant-based anti-microbial agent to the floor	35.72 SF	0.33	0.11	2.75	14.65	(0.00)	14.65
308. Insulation (Agreed Price)	59.03 SF	2.32	0.00	31.77	168.72	(0.00)	168.72
Cost for material needed							
309. 1/2" - drywall per LF - up to 2' tall	23.61 LF	14.00	2.17	77.18	409.89	(0.00)	409.89
Per EBG GC Pricing							
310. Texture drywall - smooth / skim coat	70.84 SF	1.93	0.55	31.85	169.12	(0.00)	169.12
311. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
312. Scrape part of the walls & prep for paint	118.06 SF	0.77	0.07	21.11	112.09	(0.00)	112.09
313. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
314. Mask and prep for paint - plastic, paper, tape (per LF)	23.61 LF	1.59	0.38	8.79	46.71	(0.00)	46.71
315. Seal/prime then paint the walls (2 coats)	236.12 SF	1.13	3.26	62.66	332.74	(0.00)	332.74
Doors and Trim							
316. Baseboard - 5 1/4"	23.61 LF	5.76	4.12	32.50	172.61	(0.00)	172.61
317. Seal & paint baseboard, oversized - two coats	23.61 LF	1.90	0.27	10.46	55.59	(0.00)	55.59
Floors							
318. Floor Covering - Wood (Agreed Price)	41.08 EA	18.00	0.00	171.55	910.99	(0.00)	910.99
319. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above item is for misc labor and materials							

Totals: Hallway4			65.40	731.25	3,883.32	0.00	3,883.32
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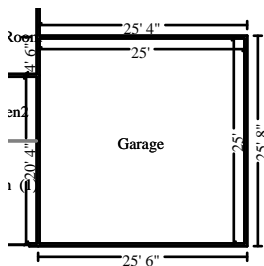


Crawl space

Height: 8'

1145.33 SF Walls	1266.03 SF Ceiling
2411.36 SF Walls & Ceiling	1266.03 SF Floor
140.67 SY Flooring	143.17 LF Floor Perimeter
143.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
320. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
<u>PPE and Professional Ventilation Equipment for working conditions</u>							
321. Moisture protection for crawl space - hydrated lime	1,178.00 SF	1.04	14.84	287.66	1,527.62	(0.00)	1,527.62
322. Negative air fan/Air scrubber (24 hr period) - No monit.	0.00 DA	70.00	0.00	0.00	0.00	(0.00)	0.00
<u>Per OSHA Requirement</u>							
323. Batt insulation - Add-on for confined spaces	1,178.00 SF	3.50	0.00	956.54	5,079.54	(0.00)	5,079.54
324. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	61.71	327.71	(0.00)	327.71
325. Moisture protection for crawl space - visqueen - 10 mil	1,178.00 SF	0.47	7.77	130.25	691.68	(0.00)	691.68
326. Moisture protection - vapor barrier seam tape	1,178.00 SF	0.15	2.12	41.48	220.30	(0.00)	220.30
Totals: Crawl space			24.73	1,477.64	8,696.85	0.00	8,696.85



Garage

Height: 8'

800.00 SF Walls	625.00 SF Ceiling
1425.00 SF Walls & Ceiling	625.00 SF Floor
69.44 SY Flooring	100.00 LF Floor Perimeter
100.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
327. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,177.66	40.47	282.61	1,500.74	(0.00)	1,500.74
328. Water heater overflow drain pan	1.00 EA	58.34	1.46	13.87	73.67	(0.00)	73.67
329. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	35.06	1.32	8.45	44.83	(0.00)	44.83
Totals: Garage			43.25	304.93	1,619.24	0.00	1,619.24
Total: Main Level			2,591.20	32,458.61	173,356.96	0.00	173,356.96

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Entry/Foyer

Height: 10'

586.20 SF Walls	201.68 SF Ceiling
787.88 SF Walls & Ceiling	201.68 SF Floor
22.41 SY Flooring	57.70 LF Floor Perimeter
60.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 9" X 6' 8"

Opens into KITCHEN4

Missing Wall

9' 9" X 10'

Opens into DINING_ROOM

Missing Wall

6' 1 5/8" X 10'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
330. Apply plant-based anti-microbial agent to the floor	201.68 SF	0.34	0.60	16.05	85.22	(0.00)	85.22
331. Insulation (Agreed Price)	175.86 SF	2.32	0.00	94.66	502.66	(0.00)	502.66
332. 1/2" - drywall per LF - up to 2' tall	57.70 LF	14.00	5.30	188.64	1,001.74	(0.00)	1,001.74
333. Texture drywall - smooth / skim coat	175.86 SF	1.93	1.37	79.05	419.83	(0.00)	419.83
334. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
335. Scrape part of the walls & prep for paint	293.10 SF	0.77	0.18	52.40	278.27	(0.00)	278.27
336. Mask wall - plastic, paper, tape (per LF)	60.45 LF	1.81	0.98	25.61	136.00	(0.00)	136.00
337. Seal/prime then paint the walls (2 coats)	586.20 SF	1.15	8.09	158.28	840.50	(0.00)	840.50
Doors and Trim							
338. Baseboard - 5 1/4"	57.70 LF	5.76	10.07	79.44	421.86	(0.00)	421.86
339. Seal & paint baseboard, oversized - two coats	57.70 LF	1.90	0.66	25.59	135.88	(0.00)	135.88
340. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
341. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
342. R&R Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,481.35	139.85	608.12	3,229.32	(0.00)	3,229.32
343. Door lockset & deadbolt - exterior - Standard grade	1.00 EA	65.68	1.90	15.68	83.26	(0.00)	83.26
344. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
345. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
Floors							
346. Floor Covering - Wood (Agreed Price)	231.94 EA	18.00	0.00	968.58	5,143.50	(0.00)	5,143.50
347. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33

The above item is for misc labor and materials



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 Naples, FL 34104
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 elizabeth@ebgcontracting.com

CONTINUED - Entry/Foyer

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Entry/Foyer			237.80	2,756.46	14,637.76	0.00	14,637.76

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
348. Electrical labor minimum	1.00 EA	284.58	0.00	66.02	350.60	(0.00)	350.60
349. Door labor minimum	1.00 EA	96.85	0.00	22.47	119.32	(0.00)	119.32
Totals: Labor Minimums Applied			0.00	88.49	469.92	0.00	469.92
Line Item Totals: 17601_MARCO_RECON			2,829.00	35,303.56	188,464.64	0.00	188,464.64

Grand Total Areas:

7,726.23 SF Walls	3,378.89 SF Ceiling	11,105.12 SF Walls and Ceiling
3,378.89 SF Floor	375.43 SY Flooring	821.82 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	827.32 LF Ceil. Perimeter
3,378.89 Floor Area	3,580.75 Total Area	7,726.23 Interior Wall Area
3,672.14 Exterior Wall Area	374.26 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	150,332.08
Material Sales Tax	2,687.34
Subtotal	153,019.42
Overhead	18,260.30
Profit	17,043.26
Laundering Tax	141.66
Replacement Cost Value	\$188,464.64
Net Claim	\$188,464.64

Elizabeth Brath
Estimator

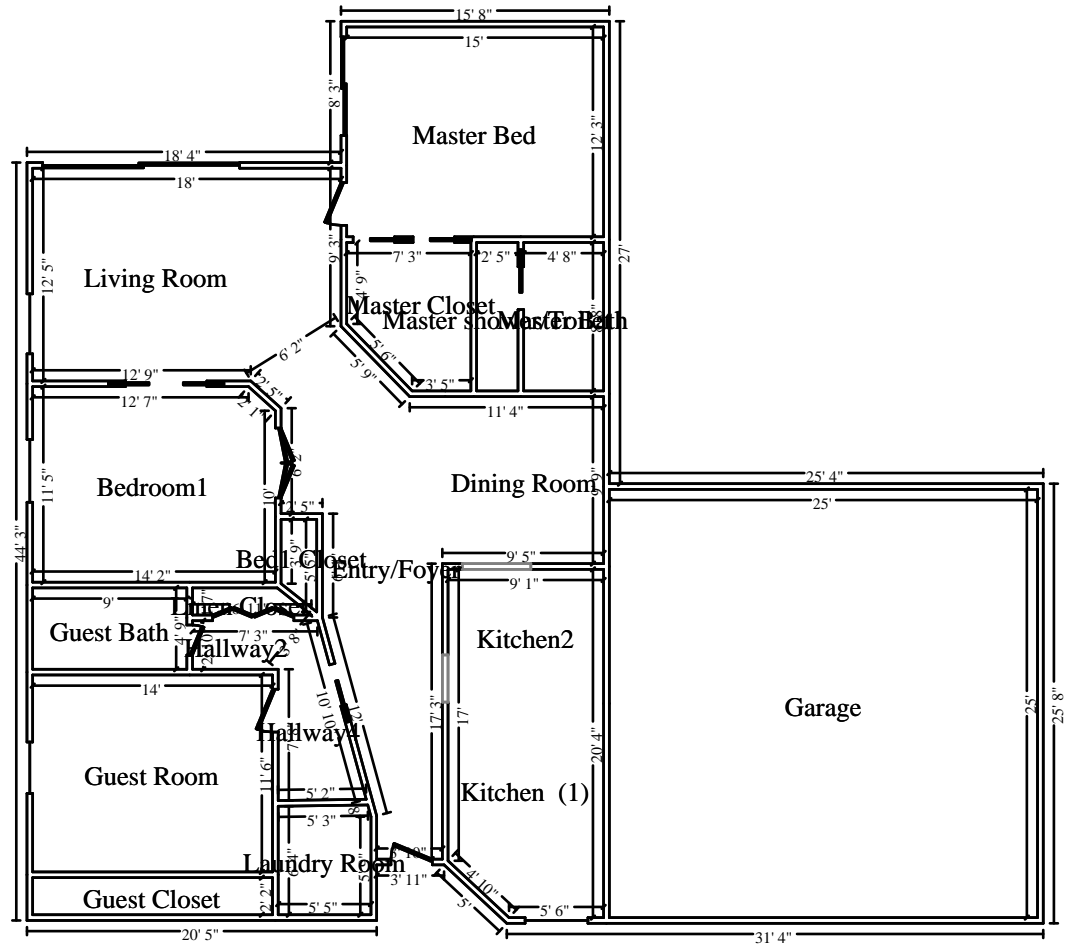
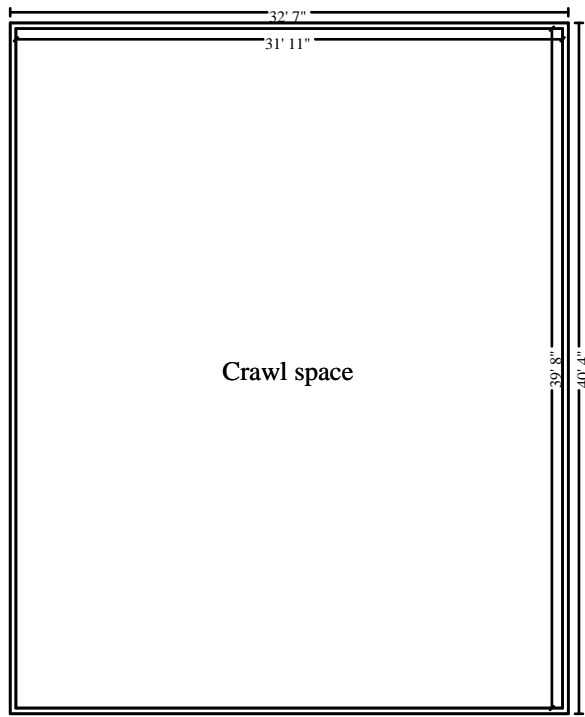


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Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	18,260.30	17,043.26	2,687.34	141.66	0.00	0.00
Total	18,260.30	17,043.26	2,687.34	141.66	0.00	0.00





Elias Brothers General Contractor, Inc

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Naples, FL 34104
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elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17603 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/8/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17603_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

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Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

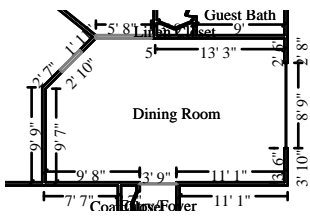
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17603_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
990. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
991. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
992. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
993. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
994. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
995. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
996. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
997. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
998. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
1,016. Residential Supervision / Project Management - per hour	96.00 HR	75.60	0.00	2,177.28	9,434.88	(0.00)	9,434.88
1,017. Administrative/supervisor labor/digitized filing charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
Total: Main Level			33.08	3,990.48	17,292.12	0.00	17,292.12



Dining Room

Height: 10'

649.26 SF Walls	348.73 SF Ceiling
997.99 SF Walls & Ceiling	348.73 SF Floor
38.75 SY Flooring	63.23 LF Floor Perimeter
69.82 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 10" X 6' 8"

Opens into KITCHEN

Missing Wall

3' 9" X 10'

Opens into ENTRY_FOYER

Missing Wall

5' 8" X 10'

Opens into LIVING_ROOM

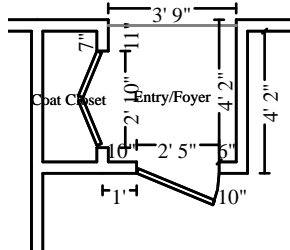
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
466. Mask and prep for paint - plastic, paper, tape (per LF)	69.82 LF	1.59	1.13	33.64	145.78	(0.00)	145.78
467. 1/2" - drywall per LF - up to 2' tall	63.23 LF	13.34	5.80	254.78	1,104.07	(0.00)	1,104.07
Per EBG GC Pricing							
468. Baseboard - 5 1/4"	63.23 LF	5.76	11.04	112.58	487.82	(0.00)	487.82

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
469. Paint baseboard - two coats	63.23 LF	1.69	0.65	32.26	139.77	(0.00)	139.77
470. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
471. Apply plant-based anti-microbial agent to the floor	348.73 SF	0.33	1.05	34.84	150.97	(0.00)	150.97
472. Final cleaning - construction - Residential	348.73 SF	0.34	0.00	35.58	154.15	(0.00)	154.15
473. Contents - move out then reset - Extra large room	1.00 EA	231.15	0.00	69.34	300.49	(0.00)	300.49
474. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
475. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
476. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
477. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
479. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
480. Seal/prime then paint the walls (2 coats)	649.26 SF	1.13	8.96	222.78	965.40	(0.00)	965.40
485. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
486. R&R Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	284.92	10.93	88.76	384.61	(0.00)	384.61
Current pricing for professional material needed							
871. Fir subfloor - no finish	348.73 SF	8.00	75.95	859.74	3,725.53	(0.00)	3,725.53
909. Bid Item	1.00 EA	350.00	0.00	0.00	350.00	(0.00)	350.00
Clean Chandelier heavy by with professional services							
933. Tile floor covering - Premium grade	401.04 SF	16.65	270.22	2,084.26	9,031.80	(0.00)	9,031.80
934. 1/4" Cement board	348.73 SF	3.91	30.97	418.36	1,812.86	(0.00)	1,812.86
935. Tile/stone sealer	348.73 SF	0.84	6.70	89.90	389.53	(0.00)	389.53
1,000. Batt insulation - 4" - R13 - paper / foil faced	162.32 SF	0.95	6.33	48.16	208.69	(0.00)	208.69
1,018. Base shoe	63.23 LF	1.92	2.88	37.28	161.56	(0.00)	161.56
1,035. R&R 6-0 6-8 vinyl sliding patio door - High grade	2.00 EA	2,058.21	146.48	1,278.86	5,541.76	(0.00)	5,541.76
Totals: Dining Room			725.52	6,663.92	29,226.89	0.00	29,226.89

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Naples, FL 34104
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elizabeth@ebgcontracting.com



Entry/Foyer

Height: 8'

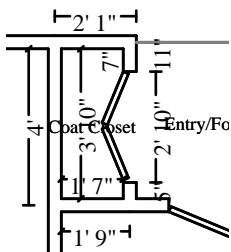
96.67 SF Walls	15.00 SF Ceiling
111.67 SF Walls & Ceiling	15.00 SF Floor
1.67 SY Flooring	12.08 LF Floor Perimeter
12.08 LF Ceil. Perimeter	

Missing Wall

3' 9" X 8'

Opens into DINING_ROOM2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
487. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	80.20	347.50	(0.00)	347.50
Fair Market pricing for material needed							
489. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
490. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
491. R&R Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,481.35	139.85	786.36	3,407.56	(0.00)	3,407.56
872. Fir subfloor - no finish	15.00 SF	8.00	3.27	36.98	160.25	(0.00)	160.25
899. Prime & paint door slab only - exterior (per side)	2.00 EA	54.14	1.98	33.08	143.34	(0.00)	143.34
932. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
937. Tile floor covering - Premium grade	17.25 SF	16.65	11.62	89.64	388.47	(0.00)	388.47
938. 1/4" Cement board	15.00 SF	3.91	1.33	18.00	77.98	(0.00)	77.98
939. Tile/stone sealer	15.00 SF	0.84	0.29	3.86	16.75	(0.00)	16.75
1,001. Batt insulation - 4" - R13 - paper / foil faced	24.17 SF	0.95	0.94	7.16	31.06	(0.00)	31.06
1,019. Base shoe	12.08 LF	1.92	0.55	7.12	30.86	(0.00)	30.86
Totals: Entry/Foyer			176.13	1,248.48	5,410.06	0.00	5,410.06



Coat Closet

Height: 8'

86.67 SF Walls	6.07 SF Ceiling
92.74 SF Walls & Ceiling	6.07 SF Floor
0.67 SY Flooring	10.83 LF Floor Perimeter
10.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
492. Mask and prep for paint - plastic, paper, tape (per LF)	10.83 LF	1.59	0.18	5.22	22.62	(0.00)	22.62
493. 1/2" - drywall per LF - up to 2' tall	10.83 LF	13.34	0.99	43.64	189.10	(0.00)	189.10

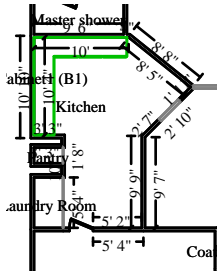
Fair market pricing for material needed

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Coat Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
494. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
495. Apply plant-based anti-microbial agent to the floor	6.07 SF	0.33	0.02	0.60	2.62	(0.00)	2.62
496. Final cleaning - construction - Residential	6.07 SF	0.34	0.00	0.62	2.68	(0.00)	2.68
497. Contents - move out then reset - Small room	1.00 EA	57.84	0.00	17.36	75.20	(0.00)	75.20
498. Closet shelf and rod package - Detach & reset	10.83 LF	14.30	0.00	46.46	201.33	(0.00)	201.33
499. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	36.96	160.19	(0.00)	160.19
500. R&R Bifold door set - Colonist - Double	1.00 EA	370.56	12.02	114.76	497.34	(0.00)	497.34
Fair Market Pricing for Material and Labor needed							
501. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
502. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
505. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
506. Seal/prime then paint the walls (2 coats)	86.67 SF	1.13	1.20	29.74	128.88	(0.00)	128.88
873. Fir subfloor - no finish	6.07 SF	8.00	1.32	14.96	64.84	(0.00)	64.84
940. Tile floor covering - Premium grade	6.98 SF	16.65	4.70	36.28	157.20	(0.00)	157.20
941. 1/4" Cement board	6.07 SF	3.91	0.54	7.28	31.55	(0.00)	31.55
942. Tile/stone sealer	6.07 SF	0.84	0.12	1.58	6.80	(0.00)	6.80
1,002. Batt insulation - 4" - R13 - paper / foil faced	21.67 SF	0.95	0.85	6.44	27.88	(0.00)	27.88
1,020. Base shoe	10.83 LF	1.92	0.49	6.38	27.66	(0.00)	27.66
1,036. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
1,037. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Coat Closet			35.16	506.02	2,192.61	0.00	2,192.61

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Kitchen

Height: 10'

583.39 SF Walls	222.73 SF Ceiling
806.13 SF Walls & Ceiling	222.73 SF Floor
24.75 SY Flooring	57.39 LF Floor Perimeter
60.23 LF Ceil. Perimeter	

Missing Wall

1' 8" X 10'

Opens into PANTRY

Missing Wall

5' 4" X 10'

Opens into LAUNDRY_ROOM

Missing Wall - Goes to Floor

2' 10" X 6' 8"

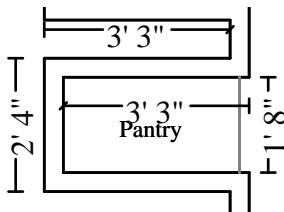
Opens into DINING_ROOM2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
511. Detach & Reset Cabinetry - upper (wall) units	20.00 LF	76.72	0.00	460.32	1,994.72	(0.00)	1,994.72
513. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
514. Cabinetry - lower (base) units	18.00 LF	271.81	236.41	1,538.70	6,667.69	(0.00)	6,667.69
515. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
516. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
517. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
519. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
520. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
521. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
522. Apply plant-based anti-microbial agent to the floor	222.73 SF	0.34	0.67	22.92	99.32	(0.00)	99.32
523. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
524. Countertop subdeck - plywood	144.00 SF	4.29	15.29	189.90	822.95	(0.00)	822.95
525. Paint baseboard - two coats	57.39 LF	1.73	0.59	29.96	129.83	(0.00)	129.83
526. Baseboard - 5 1/4"	57.39 LF	5.76	10.02	102.18	442.77	(0.00)	442.77
527. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
528. 1/2" - drywall per LF - up to 2' tall	57.39 LF	13.34	5.27	231.26	1,002.11	(0.00)	1,002.11
529. Mask and prep for paint - plastic, paper, tape (per LF)	60.23 LF	1.62	0.98	29.58	128.13	(0.00)	128.13
530. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
532. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
533. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
534. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
535. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
536. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
537. Contents - move out then reset - Large room	1.00 EA	116.17	0.00	34.86	151.03	(0.00)	151.03
539. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
540. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
541. Seal/prime then paint the walls (2 coats)	583.39 SF	1.15	8.05	203.70	882.65	(0.00)	882.65
549. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19
550. 4" backsplash for flat laid countertop	10.00 LF	9.52	3.25	29.54	127.99	(0.00)	127.99
874. Fir subfloor - no finish	222.73 SF	8.00	48.51	549.12	2,379.47	(0.00)	2,379.47
907. Clean microwave cart - Heavy clean	1.00 EA	37.21	0.05	11.18	48.44	(0.00)	48.44
943. Tile floor covering - Premium grade	256.14 SF	16.65	172.59	1,331.20	5,768.52	(0.00)	5,768.52
944. 1/4" Cement board	222.73 SF	3.91	19.78	267.20	1,157.85	(0.00)	1,157.85
945. Tile/stone sealer	222.73 SF	0.84	4.28	57.40	248.77	(0.00)	248.77
1,003. Batt insulation - 4" - R13 - paper / foil faced	145.85 SF	0.95	5.69	43.26	187.51	(0.00)	187.51
1,021. Base shoe	57.39 LF	1.92	2.62	33.84	146.65	(0.00)	146.65
Totals: Kitchen			844.40	7,720.94	33,457.17	0.00	33,457.17



Pantry

Height: 10'

81.67 SF Walls	5.14 SF Ceiling
86.81 SF Walls & Ceiling	5.14 SF Floor
0.57 SY Flooring	8.17 LF Floor Perimeter
8.17 LF Ceil. Perimeter	

Missing Wall

1' 8" X 10'

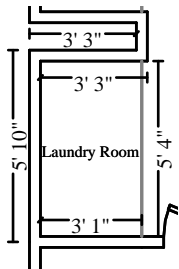
Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
551. Mask and prep for paint - plastic, paper, tape (per LF)	8.17 LF	1.59	0.13	3.94	17.06	(0.00)	17.06
552. 1/2" - drywall per LF - up to 2' tall	8.17 LF	13.34	0.75	32.92	142.66	(0.00)	142.66
Fair market pricing for material needed							
553. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
554. Apply plant-based anti-microbial agent to the floor	5.14 SF	0.33	0.02	0.52	2.24	(0.00)	2.24
555. Final cleaning - construction - Residential	5.14 SF	0.34	0.00	0.52	2.27	(0.00)	2.27
556. Contents - move out then reset - Small room	1.00 EA	57.84	0.00	17.36	75.20	(0.00)	75.20

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elizabeth@ebgcontracting.com

CONTINUED - Pantry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
557. Closet shelf and rod package - Detach & reset	8.17 LF	14.30	0.00	35.04	151.87	(0.00)	151.87
560. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
561. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
562. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	84.28	365.18	(0.00)	365.18
563. Paint full lvr'd bifold door set - slab - 2 coats -per side	1.00 EA	95.65	1.20	29.06	125.91	(0.00)	125.91
564. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
565. Seal/prime then paint the walls (2 coats)	81.67 SF	1.13	1.13	28.02	121.44	(0.00)	121.44
569. Fir subfloor - no finish	5.14 SF	8.00	1.12	12.68	54.92	(0.00)	54.92
946. Tile floor covering - Premium grade	5.91 SF	16.65	3.98	30.72	133.10	(0.00)	133.10
947. 1/4" Cement board	5.14 SF	3.91	0.46	6.18	26.74	(0.00)	26.74
948. Tile/stone sealer	5.14 SF	0.84	0.10	1.34	5.76	(0.00)	5.76
1,022. Base shoe	8.17 LF	1.92	0.37	4.82	20.88	(0.00)	20.88
1,004. Batt insulation - 4" - R13 - paper / foil faced	20.42 SF	0.95	0.80	6.06	26.26	(0.00)	26.26
1,038. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
1,039. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Pantry			31.02	431.20	1,868.21	0.00	1,868.21



Laundry Room

Height: 10'

116.67 SF Walls	16.44 SF Ceiling
133.11 SF Walls & Ceiling	16.44 SF Floor
1.83 SY Flooring	11.67 LF Floor Perimeter
11.67 LF Ceil. Perimeter	

Missing Wall

5' 4" X 10'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
570. Mask and prep for paint - plastic, paper, tape (per LF)	11.67 LF	1.59	0.19	5.62	24.37	(0.00)	24.37
571. 1/2" - drywall per LF - up to 2' tall	11.67 LF	13.34	1.07	47.02	203.77	(0.00)	203.77

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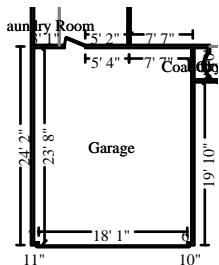
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Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Per EBG GC Pricing							
572. Paint baseboard - two coats	11.67 LF	1.69	0.12	5.96	25.80	(0.00)	25.80
574. Apply plant-based anti-microbial agent to the floor	16.44 SF	0.33	0.05	1.64	7.12	(0.00)	7.12
575. Final cleaning - construction - Residential	16.44 SF	0.34	0.00	1.68	7.27	(0.00)	7.27
576. Contents - move out then reset - Small room	1.00 EA	57.84	0.00	17.36	75.20	(0.00)	75.20
577. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
578. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
579. R&R Interior door unit	1.00 EA	371.78	15.86	116.30	503.94	(0.00)	503.94
580. Seal/prime then paint the walls (2 coats)	116.67 SF	1.13	1.61	40.04	173.49	(0.00)	173.49
586. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
Price for material with Professional installation							
587. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
875. Fir subfloor - no finish	16.44 SF	8.00	3.58	40.54	175.64	(0.00)	175.64
892. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
908. Closet shelf and rod package	16.83 LF	27.39	5.39	139.92	606.28	(0.00)	606.28
949. Tile floor covering - Premium grade	18.91 SF	16.65	12.74	98.28	425.87	(0.00)	425.87
950. 1/4" Cement board	16.44 SF	3.91	1.46	19.72	85.46	(0.00)	85.46
951. Tile/stone sealer	16.44 SF	0.84	0.32	4.24	18.37	(0.00)	18.37
1,005. Batt insulation - 4" - R13 - paper / foil faced	29.17 SF	0.95	1.14	8.66	37.51	(0.00)	37.51
1,023. Base shoe	11.67 LF	1.92	0.53	6.88	29.82	(0.00)	29.82
Totals: Laundry Room			150.74	1,235.72	5,354.66	0.00	5,354.66



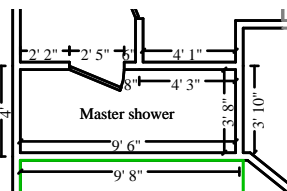
Garage

Height: 13'

1113.67 SF Walls	453.61 SF Ceiling
1567.28 SF Walls & Ceiling	453.61 SF Floor
50.40 SY Flooring	85.67 LF Floor Perimeter
85.67 LF Ceil. Perimeter	

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
588. 1/2" - drywall per LF - up to 4' tall	85.67 LF	19.04	14.50	493.70	2,139.36	(0.00)	2,139.36
589. Seal/prime then paint the walls (2 coats)	1,113.67 SF	1.13	15.37	382.16	1,655.98	(0.00)	1,655.98
590. Mask and prep for paint - plastic, paper, tape (per LF)	85.67 LF	1.59	1.39	41.28	178.89	(0.00)	178.89
591. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
592. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
593. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
594. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
595. Seal & paint wood beam	240.00 SF	2.29	3.74	166.00	719.34	(0.00)	719.34
596. 2" x 4" lumber (.667 BF per LF)	150.00 LF	3.39	9.36	155.36	673.22	(0.00)	673.22
597. Sheathing - OSB - 5/8"	240.00 SF	2.01	13.10	148.66	644.16	(0.00)	644.16
598. 2" x 6" lumber (1 BF per LF)	40.00 LF	3.89	3.70	47.80	207.10	(0.00)	207.10
599. 2" x 2" lumber - treated (.33 BF per LF)	130.00 LF	2.75	4.91	108.74	471.15	(0.00)	471.15
600. 4" x 4" x 8' wood post - turned	8.00 EA	115.88	35.40	288.74	1,251.18	(0.00)	1,251.18
601. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
602. Seal & paint single garage door opening & trim	1.00 EA	116.88	0.56	35.22	152.66	(0.00)	152.66
603. Final cleaning - construction - Residential	453.61 SF	0.34	0.00	46.26	200.49	(0.00)	200.49
Totals: Garage			253.62	3,010.34	13,044.58	0.00	13,044.58



Master shower

Height: 10'

263.33 SF Walls	34.83 SF Ceiling
298.17 SF Walls & Ceiling	34.83 SF Floor
3.87 SY Flooring	26.33 LF Floor Perimeter
26.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
604. Final cleaning - construction - Residential	298.17 SF	0.34	0.00	30.42	131.80	(0.00)	131.80
605. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
606. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
607. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
608. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
609. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
610. Paint baseboard - two coats	26.33 LF	1.69	0.27	13.44	58.21	(0.00)	58.21

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 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

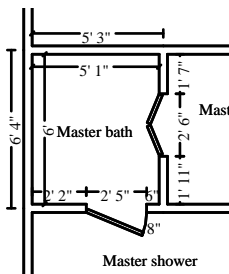
CONTINUED - Master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
611. Mask and prep for paint - plastic, paper, tape (per LF)	26.33 LF	1.59	0.43	12.68	54.97	(0.00)	54.97
612. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
613. Baseboard - 5 1/4"	26.33 LF	5.76	4.60	46.88	203.14	(0.00)	203.14
614. Apply plant-based anti-microbial agent to the floor	34.83 SF	0.33	0.10	3.48	15.07	(0.00)	15.07
615. Subfloor Bracing*	34.83 SF	4.15	8.67	45.96	199.17	(0.00)	199.17
616. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
617. Pocket door latch	1.00 EA	29.21	0.68	8.96	38.85	(0.00)	38.85
618. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
619. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
620. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
621. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
622. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
623. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
624. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
625. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
626. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
627. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
628. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
629. Paint door slab only - 2 coats (per side)	1.00 EA	44.70	0.61	13.60	58.91	(0.00)	58.91
630. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	37.06	0.36	11.22	48.64	(0.00)	48.64
631. 5/8" - drywall per LF - up to 2' tall	26.33 LF	13.68	2.51	108.82	471.52	(0.00)	471.52
Per EBG GC Pricing							
632. 1/2" - drywall per LF - up to 2' tall	26.33 LF	13.34	2.42	106.10	459.76	(0.00)	459.76
633. Seal/prime then paint the walls (2 coats)	263.33 SF	1.13	3.63	90.34	391.53	(0.00)	391.53
636. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	80.20	347.50	(0.00)	347.50
876. Fir subfloor - no finish	34.83 SF	8.00	7.59	85.88	372.11	(0.00)	372.11
889. Grout sealer	34.83 SF	1.14	0.33	12.02	52.06	(0.00)	52.06
906. Clean bathroom fan	1.00 EA	36.47	0.00	10.94	47.41	(0.00)	47.41
955. Tile floor covering - Premium grade	40.06 SF	16.65	26.99	208.20	902.19	(0.00)	902.19
956. 1/4" Cement board	34.83 SF	3.91	3.09	41.78	181.06	(0.00)	181.06
957. Tile/stone sealer	34.83 SF	0.84	0.67	8.98	38.91	(0.00)	38.91

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CONTINUED - Master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
973. Tile base	26.33 LF	14.71	6.41	118.12	511.84	(0.00)	511.84
1,006. Batt insulation - 4" - R13 - paper / foil faced	65.83 SF	0.95	2.57	19.54	84.65	(0.00)	84.65
1,024. Base shoe	26.33 LF	1.92	1.20	15.52	67.27	(0.00)	67.27
Totals: Master shower			182.08	2,362.16	10,235.90	0.00	10,235.90



Master bath

Height: 10'

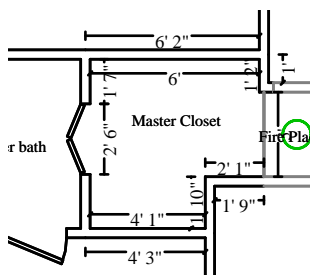
221.67 SF Walls	30.50 SF Ceiling
252.17 SF Walls & Ceiling	30.50 SF Floor
3.39 SY Flooring	22.17 LF Floor Perimeter
22.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
639. Final cleaning - construction - Residential	252.17 SF	0.34	0.00	25.72	111.46	(0.00)	111.46
641. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
642. Vanity - Premium grade	10.00 LF	478.04	255.16	1,510.66	6,546.22	(0.00)	6,546.22
643. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
644. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
645. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
646. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
647. Mask and prep for paint - plastic, paper, tape (per LF)	22.17 LF	1.59	0.36	10.68	46.29	(0.00)	46.29
648. 1/2" - drywall per LF - up to 2' tall	22.17 LF	13.34	2.04	89.34	387.13	(0.00)	387.13
649. R&R Interior door unit - Standard grade	1.00 EA	353.15	14.74	110.38	478.27	(0.00)	478.27
650. Apply plant-based anti-microbial agent to the floor	30.50 SF	0.33	0.09	3.04	13.20	(0.00)	13.20
651. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
652. Seal & paint vanity - inside and out	10.00 LF	43.94	3.38	132.84	575.62	(0.00)	575.62
653. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
654. Subfloor Bracing*	30.50 SF	4.15	7.59	40.26	174.43	(0.00)	174.43
655. Seal/prime then paint the walls (2 coats)	221.67 SF	1.13	3.06	76.06	329.61	(0.00)	329.61

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elizabeth@ebgcontracting.com

CONTINUED - Master bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
659. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	80.20	347.50	(0.00)	347.50
662. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
877. Fir subfloor - no finish	30.50 SF	8.00	6.64	75.20	325.84	(0.00)	325.84
900. Carpet - metal transition strip	22.17 LF	3.09	1.77	21.10	91.38	(0.00)	91.38
959. 1/4" Cement board	30.50 SF	3.91	2.71	36.60	158.57	(0.00)	158.57
960. Tile/stone sealer	30.50 SF	0.84	0.59	7.86	34.07	(0.00)	34.07
974. Tile floor covering - Premium grade	35.08 SF	16.65	23.64	182.32	790.04	(0.00)	790.04
975. Ceramic tile base	22.17 LF	17.33	8.89	117.92	511.02	(0.00)	511.02
977. Paint vanity - inside and out	10.00 LF	33.90	2.68	102.50	444.18	(0.00)	444.18
979. Clean light bar - Large - Heavy	1.00 EA	36.49	0.01	10.94	47.44	(0.00)	47.44
1,007. Batt insulation - 4" - R13 - paper / foil faced	55.42 SF	0.95	2.16	16.44	71.25	(0.00)	71.25
1,025. Base shoe	22.17 LF	1.92	1.01	13.08	56.66	(0.00)	56.66
1,040. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master bath			392.81	3,120.40	13,521.75	0.00	13,521.75



Master Closet

Height: 10'

235.67 SF Walls	32.99 SF Ceiling
268.65 SF Walls & Ceiling	32.99 SF Floor
3.67 SY Flooring	21.17 LF Floor Perimeter
24.17 LF Ceil. Perimeter	

Missing Wall


3' X 10'

Opens into FIRE_PLACE

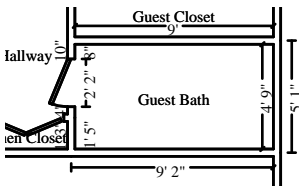
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
663. Final cleaning - construction - Residential	268.65 SF	0.34	0.00	27.40	118.74	(0.00)	118.74
665. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
666. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
667. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
668. Mask and prep for paint - plastic, paper, tape (per LF)	24.17 LF	1.59	0.39	11.64	50.46	(0.00)	50.46
669. 1/2" - drywall per LF - up to 2' tall	21.17 LF	13.34	1.94	85.30	369.65	(0.00)	369.65

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
686. Baseboard - 5 1/4"	52.83 LF	5.76	9.22	94.06	407.58	(0.00)	407.58
687. Paint baseboard - two coats	52.83 LF	1.69	0.54	26.94	116.76	(0.00)	116.76
688. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
689. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
690. Apply plant-based anti-microbial agent to the floor	171.25 SF	0.33	0.51	17.12	74.14	(0.00)	74.14
691. Final cleaning - construction - Residential	171.25 SF	0.34	0.00	17.46	75.69	(0.00)	75.69
692. Contents - move out then reset - Large room	1.00 EA	115.57	0.00	34.68	150.25	(0.00)	150.25
693. R&R Interior door unit	1.00 EA	371.78	15.86	116.30	503.94	(0.00)	503.94
695. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
696. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
697. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
698. Clean acoustic ceiling (popcorn) texture	171.25 SF	0.68	0.10	34.98	151.53	(0.00)	151.53
699. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
700. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
701. Seal/prime then paint the walls (2 coats)	528.33 SF	1.13	7.29	181.28	785.58	(0.00)	785.58
703. Carpet - Premium grade	196.94 SF	7.74	79.41	481.12	2,084.85	(0.00)	2,084.85
704. Carpet pad	171.25 SF	0.67	5.24	36.00	155.98	(0.00)	155.98
705. R&R 6-0 6-8 vinyl sliding patio door - High grade	2.00 EA	2,058.21	146.48	1,278.86	5,541.76	(0.00)	5,541.76
 706. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	160.38	694.98	(0.00)	694.98
879. Fir subfloor - no finish	171.25 SF	8.00	37.30	422.20	1,829.50	(0.00)	1,829.50
891. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
896. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
898. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
1,009. Batt insulation - 4" - R13 - paper / foil faced	132.08 SF	0.95	5.15	39.18	169.81	(0.00)	169.81
1,027. Base shoe	52.83 LF	1.92	2.41	31.14	134.98	(0.00)	134.98
Totals: Master Bedroom			397.15	3,721.20	16,125.15	0.00	16,125.15

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Guest Bath

Height: 10'

275.00 SF Walls
317.75 SF Walls & Ceiling
4.75 SY Flooring
27.50 LF Ceil. Perimeter

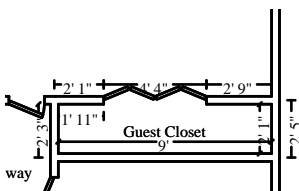
42.75 SF Ceiling
42.75 SF Floor
27.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
728. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
729. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
730. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
731. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
732. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
733. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
734. Vanity	4.00 LF	244.49	46.01	307.18	1,331.15	(0.00)	1,331.15
735. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
736. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
737. Contents - move out then reset - Small room	1.00 EA	57.84	0.00	17.36	75.20	(0.00)	75.20
738. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
739. Final cleaning - construction - Residential	42.75 SF	0.34	0.00	4.36	18.90	(0.00)	18.90
740. Apply plant-based anti-microbial agent to the floor	42.75 SF	0.33	0.13	4.28	18.52	(0.00)	18.52
741. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
742. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
743. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
744. R&R Interior door unit - Standard grade	1.00 EA	353.15	14.74	110.38	478.27	(0.00)	478.27
746. Paint baseboard - two coats	27.50 LF	1.69	0.28	14.02	60.78	(0.00)	60.78
747. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
748. Baseboard - 5 1/4"	27.50 LF	5.76	4.80	48.96	212.16	(0.00)	212.16
749. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
750. 1/2" - drywall per LF - up to 2' tall	27.50 LF	13.34	2.52	110.82	480.19	(0.00)	480.19
751. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
752. Mask and prep for paint - plastic, paper, tape (per LF)	27.50 LF	1.59	0.45	13.26	57.44	(0.00)	57.44
753. Subfloor Bracing*	42.75 SF	4.15	10.64	56.42	244.47	(0.00)	244.47
754. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
755. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
756. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
757. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
758. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79

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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
759. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
760. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
761. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
762. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
763. Seal/prime then paint the walls (2 coats)	275.00 SF	1.13	3.80	94.36	408.91	(0.00)	408.91
765. Ceramic tile base	49.16 LF	18.74	19.70	282.30	1,223.26	(0.00)	1,223.26
768. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
880. Fir subfloor - no finish	42.75 SF	8.00	9.31	105.40	456.71	(0.00)	456.71
961. Tile floor covering - Premium grade	49.16 SF	16.65	33.12	255.50	1,107.13	(0.00)	1,107.13
962. 1/4" Cement board	42.75 SF	3.91	3.80	51.28	222.23	(0.00)	222.23
963. Tile/stone sealer	42.75 SF	0.84	0.82	11.02	47.75	(0.00)	47.75
976. Paint vanity - inside and out	4.00 LF	33.90	1.07	41.00	177.67	(0.00)	177.67
1,010. Batt insulation - 4" - R13 - paper / foil faced	68.75 SF	0.95	2.68	20.40	88.39	(0.00)	88.39
1,028. Base shoe	27.50 LF	1.92	1.25	16.22	70.27	(0.00)	70.27
1,042. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Bath			233.19	2,660.28	11,527.65	0.00	11,527.65



Guest Closet

Height: 10'

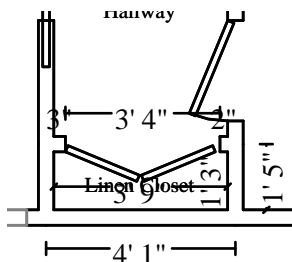
- 221.67 SF Walls
- 240.42 SF Walls & Ceiling
- 2.08 SY Flooring
- 22.17 LF Ceil. Perimeter
- 18.75 SF Ceiling
- 18.75 SF Floor
- 22.17 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
769. Mask and prep for paint - plastic, paper, tape (per LF)	22.17 LF	1.59	0.36	10.68	46.29	(0.00)	46.29
770. 1/2" - drywall per LF - up to 2' tall	22.17 LF	13.34	2.04	89.34	387.13	(0.00)	387.13
771. Baseboard - 5 1/4"	22.17 LF	5.76	3.87	39.48	171.05	(0.00)	171.05
772. Paint baseboard - two coats	22.17 LF	1.69	0.23	11.30	49.00	(0.00)	49.00

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CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
773. Apply plant-based anti-microbial agent to the floor	18.75 SF	0.33	0.06	1.88	8.13	(0.00)	8.13
774. Final cleaning - construction - Residential	18.75 SF	0.34	0.00	1.92	8.30	(0.00)	8.30
775. Closet shelf and rod package - Detach & reset	22.17 LF	14.30	0.00	95.10	412.13	(0.00)	412.13
776. Subfloor Bracing*	14.90 SF	4.15	3.71	19.68	85.23	(0.00)	85.23
777. R&R Bifold door set - full louvered - Double	1.00 EA	525.01	21.29	163.88	710.18	(0.00)	710.18
778. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
779. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
780. Seal/prime then paint the walls (2 coats)	221.67 SF	1.13	3.06	76.06	329.61	(0.00)	329.61
782. Carpet pad	18.75 SF	0.67	0.57	3.94	17.07	(0.00)	17.07
783. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	80.20	347.50	(0.00)	347.50
786. Carpet - Premium grade	21.56 SF	7.74	8.69	52.66	228.22	(0.00)	228.22
881. Fir subfloor - no finish	18.75 SF	8.00	4.08	46.22	200.30	(0.00)	200.30
1,011. Batt insulation - 4" - R13 - paper / foil faced	55.42 SF	0.95	2.16	16.44	71.25	(0.00)	71.25
1,029. Base shoe	22.17 LF	1.92	1.01	13.08	56.66	(0.00)	56.66
1,043. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Closet			65.03	807.90	3,500.84	0.00	3,500.84



Linen Closet

Height: 10'

100.00 SF Walls	4.69 SF Ceiling
104.69 SF Walls & Ceiling	4.69 SF Floor
0.52 SY Flooring	10.00 LF Floor Perimeter
10.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
787. Mask and prep for paint - plastic, paper, tape (per LF)	10.00 LF	1.59	0.16	4.82	20.88	(0.00)	20.88
788. 1/2" - drywall per LF - up to 2' tall	10.00 LF	13.34	0.92	40.30	174.62	(0.00)	174.62



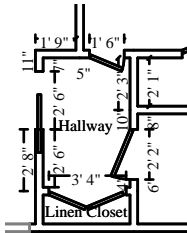
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Fair market pricing for material needed							
789. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
790. Apply plant-based anti-microbial agent to the floor	4.69 SF	0.33	0.01	0.46	2.02	(0.00)	2.02
791. Final cleaning - construction - Residential	4.69 SF	0.34	0.00	0.48	2.07	(0.00)	2.07
792. Contents - move out then reset - Small room	1.00 EA	57.84	0.00	17.36	75.20	(0.00)	75.20
793. Closet shelf and rod package - Detach & reset	10.00 LF	14.30	0.00	42.90	185.90	(0.00)	185.90
795. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
Fair Market Pricing for Material and Labor needed							
796. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
797. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
798. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	84.28	365.18	(0.00)	365.18
799. Paint full lvrld bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
800. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
801. Seal/prime then paint the walls (2 coats)	100.00 SF	1.13	1.38	34.32	148.70	(0.00)	148.70
882. Fir subfloor - no finish	4.69 SF	8.00	1.02	11.56	50.10	(0.00)	50.10
964. Tile floor covering - Premium grade	5.39 SF	16.65	3.63	28.00	121.37	(0.00)	121.37
965. 1/4" Cement board	4.69 SF	3.91	0.42	5.62	24.38	(0.00)	24.38
966. Tile/stone sealer	4.69 SF	0.84	0.09	1.20	5.23	(0.00)	5.23
1,012. Batt insulation - 4" - R13 - paper / foil faced	25.00 SF	0.95	0.98	7.42	32.15	(0.00)	32.15
1,030. Base shoe	10.00 LF	1.92	0.46	5.90	25.56	(0.00)	25.56
1,044. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
1,045. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			44.46	588.26	2,548.99	0.00	2,548.99

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

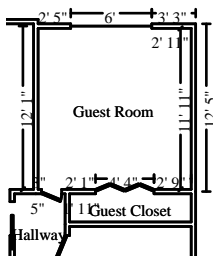


Hallway

Height: 10'

186.67 SF Walls	20.94 SF Ceiling
207.60 SF Walls & Ceiling	20.94 SF Floor
2.33 SY Flooring	18.67 LF Floor Perimeter
18.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
806. Mask and prep for paint - plastic, paper, tape (per LF)	18.67 LF	1.59	0.30	9.00	38.99	(0.00)	38.99
807. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
Per EBG GC Pricing							
808. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
809. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
811. Apply plant-based anti-microbial agent to the floor	20.94 SF	0.33	0.06	2.10	9.07	(0.00)	9.07
812. Final cleaning - construction - Residential	20.94 SF	0.34	0.00	2.14	9.26	(0.00)	9.26
813. Subfloor Bracing*	19.53 SF	4.15	4.86	25.78	111.69	(0.00)	111.69
814. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
815. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
816. Seal/prime then paint the walls (2 coats)	186.67 SF	1.13	2.58	64.06	277.58	(0.00)	277.58
883. Fir subfloor - no finish	20.94 SF	8.00	4.56	51.62	223.70	(0.00)	223.70
967. Tile floor covering - Premium grade	24.08 SF	16.65	16.23	125.14	542.30	(0.00)	542.30
968. 1/4" Cement board	20.94 SF	3.91	1.86	25.12	108.86	(0.00)	108.86
969. Tile/stone sealer	20.94 SF	0.84	0.40	5.40	23.39	(0.00)	23.39
1,013. Batt insulation - 4" - R13 - paper / foil faced	46.67 SF	0.95	1.82	13.84	60.00	(0.00)	60.00
1,031. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72
Totals: Hallway			39.15	529.90	2,296.13	0.00	2,296.13



Guest Room

Height: 10'

465.00 SF Walls	135.06 SF Ceiling
600.06 SF Walls & Ceiling	135.06 SF Floor
15.01 SY Flooring	46.50 LF Floor Perimeter
46.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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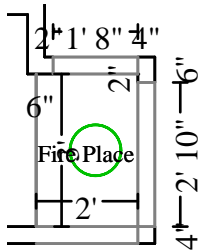
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
821. Mask and prep for paint - plastic, paper, tape (per LF)	46.50 LF	1.59	0.75	22.40	97.09	(0.00)	97.09
822. 1/2" - drywall per LF - up to 2' tall	46.50 LF	13.34	4.27	187.38	811.96	(0.00)	811.96
823. Baseboard - 5 1/4"	46.50 LF	5.76	8.12	82.80	358.76	(0.00)	358.76
824. Paint baseboard - two coats	46.50 LF	1.69	0.47	23.72	102.78	(0.00)	102.78
825. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
826. Apply plant-based anti-microbial agent to the floor	135.06 SF	0.33	0.41	13.50	58.48	(0.00)	58.48
827. Final cleaning - construction - Residential	135.06 SF	0.34	0.00	13.78	59.70	(0.00)	59.70
828. Contents - move out then reset - Large room	1.00 EA	115.57	0.00	34.68	150.25	(0.00)	150.25
829. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
830. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
831. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
832. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
833. Seal/prime then paint the walls (2 coats)	465.00 SF	1.13	6.42	159.56	691.43	(0.00)	691.43
835. Carpet pad	135.06 SF	0.67	4.13	28.38	123.00	(0.00)	123.00
837. R&R Interior door unit	1.00 EA	371.78	15.86	116.30	503.94	(0.00)	503.94
840. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
841. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
842. Carpet - Premium grade	155.31 SF	7.74	62.62	379.42	1,644.14	(0.00)	1,644.14
884. Fir subfloor - no finish	135.06 SF	8.00	29.42	332.96	1,442.86	(0.00)	1,442.86
897. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
1,014. Batt insulation - 4" - R13 - paper / foil faced	116.25 SF	0.95	4.53	34.50	149.47	(0.00)	149.47
1,032. Base shoe	46.50 LF	1.92	2.12	27.42	118.82	(0.00)	118.82
1,046. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			186.46	1,814.40	7,862.27	0.00	7,862.27

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Naples, FL 34104
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elizabeth@ebgcontracting.com



Fire Place

Height: 2'

14.33 SF Walls	6.00 SF Ceiling
20.33 SF Walls & Ceiling	6.00 SF Floor
0.67 SY Flooring	7.17 LF Floor Perimeter
7.17 LF Ceil. Perimeter	

- Missing Wall - Goes to Ceiling **2' 10" X 0"** **Opens into LIVING_ROOM**
- Missing Wall - Goes to Ceiling **1' 8" X 0"** **Opens into LIVING_ROOM**
- Missing Wall **3' X 2'** **Opens into MASTER_CLOSE**
- Missing Wall - Goes to Ceiling **2' X 0"** **Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
399. Fireplace grate	1.00 EA	58.14	3.00	18.34	79.48	(0.00)	79.48
400. Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,441.33	105.73	764.12	3,311.18	(0.00)	3,311.18
452. Fireplace hearth - brick	1.00 SF	45.00	0.53	13.66	59.19	(0.00)	59.19
453. Fireplace screen	1.00 EA	186.28	9.14	58.62	254.04	(0.00)	254.04
455. Glass fireplace door	1.00 EA	401.94	22.08	127.20	551.22	(0.00)	551.22
456. Fireplace damper	1.00 EA	253.75	10.19	79.18	343.12	(0.00)	343.12
885. Fir subfloor - no finish	6.00 SF	8.00	1.31	14.80	64.11	(0.00)	64.11
1,033. Base shoe	7.17 LF	1.92	0.33	4.24	18.34	(0.00)	18.34

Totals: Fire Place **152.31** **1,080.16** **4,680.68** **0.00** **4,680.68**



Living Room

Height: 10'

628.55 SF Walls	233.36 SF Ceiling
861.91 SF Walls & Ceiling	233.36 SF Floor
25.93 SY Flooring	64.15 LF Floor Perimeter
64.15 LF Ceil. Perimeter	

- Missing Wall - Goes to Ceiling **2' 10" X 8'** **Opens into FIRE_PLACE**
- Missing Wall - Goes to Ceiling **1' 8" X 8'** **Opens into FIRE_PLACE**
- Missing Wall **5' 8" X 10'** **Opens into DINING_ROOM2**
- Missing Wall - Goes to Ceiling **2' X 8'** **Opens into FIRE_PLACE**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
848. Seal/prime then paint the walls (2 coats)	628.55 SF	1.13	8.67	215.68	934.61	(0.00)	934.61
849. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27



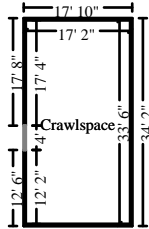
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 Office: 239-293-2442
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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
850. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
851. Final cleaning - construction - Residential	233.36 SF	0.34	0.00	23.80	103.14	(0.00)	103.14
852. Contents - move out then reset - Extra large room	1.00 EA	231.15	0.00	69.34	300.49	(0.00)	300.49
853. Apply plant-based anti-microbial agent to the floor	233.36 SF	0.33	0.70	23.32	101.03	(0.00)	101.03
854. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
855. Paint baseboard - two coats	64.15 LF	1.69	0.65	32.72	141.78	(0.00)	141.78
856. Baseboard - 5 1/4"	64.15 LF	5.76	11.20	114.22	494.92	(0.00)	494.92
858. 1/2" - drywall per LF - up to 2' tall	64.15 LF	13.34	5.89	258.48	1,120.13	(0.00)	1,120.13
859. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
860. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
886. Fir subfloor - no finish	233.36 SF	8.00	50.83	575.30	2,493.01	(0.00)	2,493.01
895. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
910. Detach & Reset Window drapery - hardware - Large	1.00 EA	43.59	0.00	13.08	56.67	(0.00)	56.67
911. Add for prefinished crown molding per LF	20.00 LF	11.35	8.57	70.68	306.25	(0.00)	306.25
912. Paint crown molding, oversized - two coats	64.15 LF	1.91	0.81	37.00	160.34	(0.00)	160.34
970. Tile floor covering - Premium grade	268.36 SF	16.65	180.82	1,394.70	6,043.71	(0.00)	6,043.71
971. 1/4" Cement board	233.36 SF	3.91	20.72	279.96	1,213.12	(0.00)	1,213.12
972. Tile/stone sealer	233.36 SF	0.84	4.48	60.14	260.64	(0.00)	260.64
1,015. Batt insulation - 4" - R13 - paper / foil faced	157.14 SF	0.95	6.13	46.62	202.03	(0.00)	202.03
1,034. Base shoe	64.15 LF	1.92	2.93	37.84	163.94	(0.00)	163.94
Totals: Living Room			370.71	3,824.26	16,571.72	0.00	16,571.72

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Crawlspace

Height: 8'

784.00 SF Walls	575.08 SF Ceiling
1359.08 SF Walls & Ceiling	575.08 SF Floor
63.90 SY Flooring	97.33 LF Floor Perimeter
101.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
980. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
981. Batt insulation - Add-on for confined spaces	575.08 SF	0.37	0.00	63.84	276.62	(0.00)	276.62
982. Moisture protection - vapor barrier seam tape	575.08 SF	0.14	1.04	24.48	106.03	(0.00)	106.03
983. Moisture protection for crawl space - visqueen - 10 mil	575.08 SF	1.66	3.80	287.52	1,245.95	(0.00)	1,245.95
984. Vapor barrier - 15# felt	575.08 SF	0.36	2.42	62.82	272.27	(0.00)	272.27
985. Clean foundation wall	194.67 SF	0.71	0.23	41.52	179.97	(0.00)	179.97
986. Batt insulation - 4" - R13 - paper / foil faced	196.00 SF	0.95	7.64	58.16	252.00	(0.00)	252.00
987. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
<u>PPE and Professional Ventilation Equipment for working conditions</u>							
988. Moisture protection for crawl space - hydrated lime	575.08 SF	1.04	7.25	181.60	786.93	(0.00)	786.93
989. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00

Per OSHA Requirement

Totals: Crawlspace			22.38	841.74	4,497.57	0.00	4,497.57
Total: Main Level			4,419.11	47,035.64	205,018.89	0.00	205,018.89

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1,041. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
418. Door labor minimum	1.00 EA	96.85	0.00	29.06	125.91	(0.00)	125.91
Totals: Labor Minimums Applied			0.00	187.60	812.93	0.00	812.93
Line Item Totals: 17603_CAP_RECON			4,419.11	47,223.24	205,831.82	0.00	205,831.82



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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elizabeth@ebgcontracting.com

Grand Total Areas:

6,652.20	SF Walls	2,373.91	SF Ceiling	9,026.12	SF Walls and Ceiling
2,373.91	SF Floor	263.77	SY Flooring	665.03	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	681.45	LF Ceil. Perimeter
2,373.91	Floor Area	2,545.00	Total Area	6,652.20	Interior Wall Area
3,586.67	Exterior Wall Area	331.83	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	154,189.47
Material Sales Tax	4,392.40
Storage Rental Tax	26.71
Subtotal	158,608.58
Overhead	23,611.62
Profit	23,611.62
Replacement Cost Value	\$205,831.82
Net Claim	\$205,831.82

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,611.62	23,611.62	4,392.40	0.00	0.00	26.71
Total	23,611.62	23,611.62	4,392.40	0.00	0.00	26.71

Elias Brothers GC Division
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elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83..BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

1

Taken By: Elizabeth Brath

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23
PO#:
Job Name: Island Park SGD
Job Address:
Quote # 7348784
Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES 8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP 065002-890 BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83..BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

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3 Main Level/Dining Room - 1-
DiningRoom

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4 Main Level/Kitchen - 2-Kitchen

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5 Main Level/Laundry Room - 3-
Laundry room

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6 Main Level/Master shower - 4-
Master Shower

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7 Main Level/Master bath - 5-Master Bath

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8 Main Level/Master Bedroom - 6-
Master Bedroom

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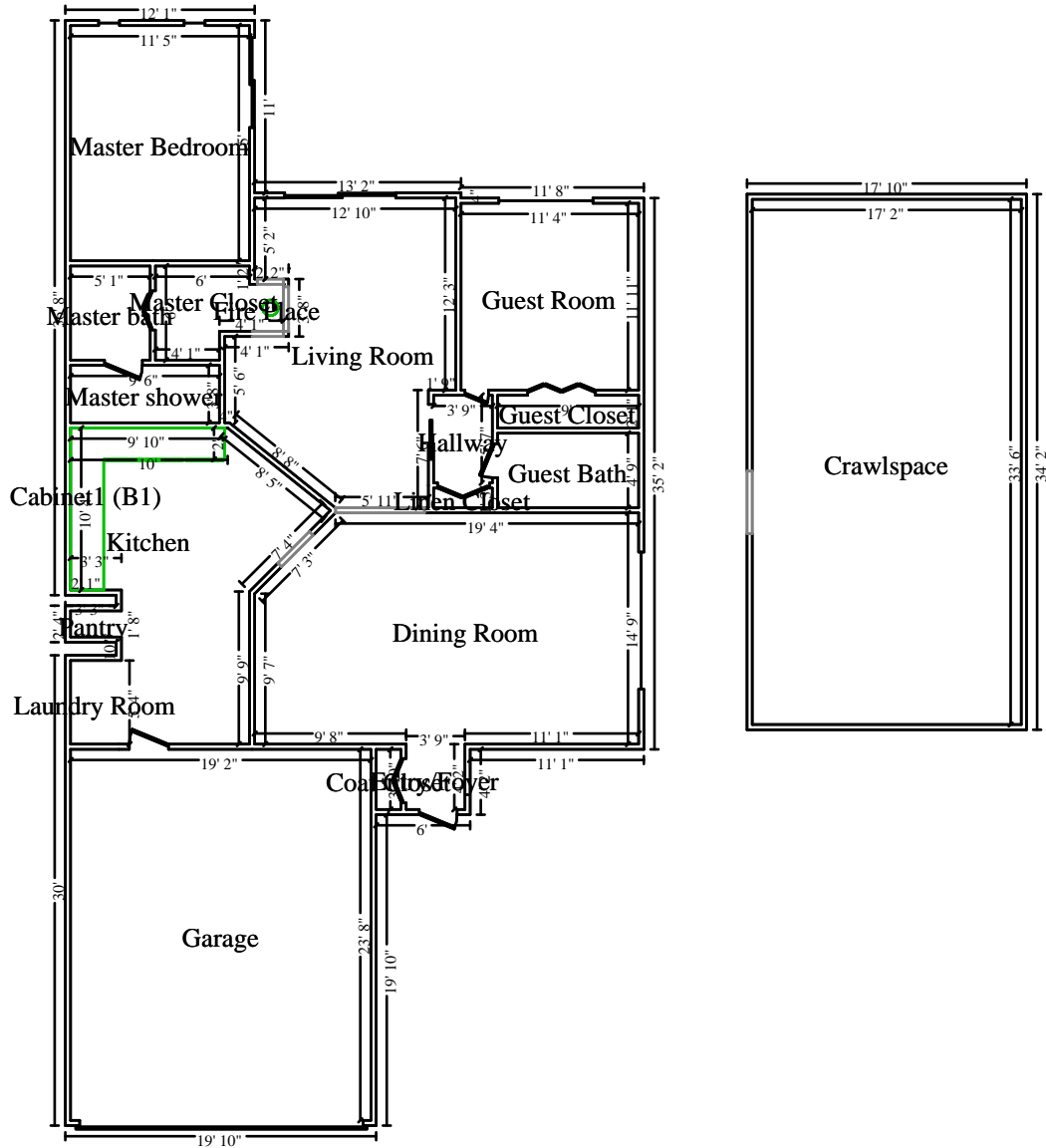


9 Main Level/Guest Bath - 7-Guest bath

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10 Main Level/Guest Room - 8-Guest room





Elias Brothers General Contractor, Inc

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Client: Island Park Village 5.2
Property: 17620 Captiva Island Lane
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/9/2023
Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17620_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.



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17620_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,211.00	0.00	280.95	1,491.95	(0.00)	1,491.95
2. Electrical (Bid Item)	1.00 EA	5,000.00	0.00	1,160.00	6,160.00	(0.00)	6,160.00
3. Plumbing (Bid Item)	1.00 EA	1,500.00	0.00	348.00	1,848.00	(0.00)	1,848.00
4. On-Site Evaluation and/or Supervisor/Admin - per hour	120.00 HR	71.86	212.47	2,000.58	10,836.25	(0.00)	10,836.25

1910.12(a)

Standards. The standards prescribed in part 1926 of this chapter are adopted as occupational safety and health standards under section 6 of the Act and shall apply, according to the provisions thereof, to every employment and place of employment of every employee engaged in construction work. Each employer shall protect the employment and places of employment of each of his employees engaged in construction work by complying with the appropriate standards prescribed in this paragraph.

1910.12(b)

Definition. For purposes of this section, Construction work means work for construction, alteration, and/or repair, including painting and decorating. See discussion of these terms in § 1926.13 of this title.

1910.12(c)

Construction Safety Act distinguished. This section adopts as occupational safety and health standards under section 6 of the Act the standards which are prescribed in part 1926 of this chapter. Thus, the standards (substantive rules) published in subpart C and the following subparts of part 1926 of this chapter are applied. This section does not incorporate subparts A and B of part 1926 of this chapter. Subparts A and B have pertinence only to the application of section 107 of the Contract Work Hours and Safety Standards Act (the Construction Safety Act). For example, the interpretation of the term "subcontractor" in paragraph (c) of § 1926.13 of this chapter is significant in discerning the coverage of the Construction Safety Act and duties thereunder. However, the term "subcontractor" has no significance in the application of the Act, which was enacted under the Commerce Clause and which establishes duties for "employers" which are not dependent for their application upon any contractual relationship with the Federal Government or upon any form of Federal financial assistance.

1910.12(d)

For the purposes of this part, to the extent that it may not already be included in paragraph (b) of this section, "construction work" includes the erection of new electric transmission and distribution lines and equipment, and the alteration, conversion, and improvement of the existing transmission and distribution lines and equipment.

1926.20(b)

Accident prevention responsibilities.

1926.20(b)(1)

It shall be the responsibility of the employer to initiate and maintain such programs as may be necessary to comply with this part.

1926.20(b)(2)

Such programs shall provide for frequent and regular inspections of the job sites, materials, and equipment to be made by competent persons designated by the employers.

1926.20(b)(3)

The use of any machinery, tool, material, or equipment which is not in compliance with any applicable requirement of this part is prohibited. Such machine, tool, material, or equipment shall either be identified as unsafe by tagging or locking the controls to render them inoperable or shall be physically removed from its place of operation.

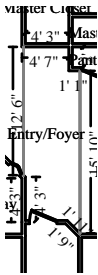
1926.20(b)(4)

The employer shall permit only those employees qualified by training or experience to operate equipment and machinery.

Total: Main Level

212.47 3,789.53 20,336.20 0.00 20,336.20

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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Entry/Foyer

Height: 8'

145.52 SF Walls
236.12 SF Walls & Ceiling
10.07 SY Flooring
18.19 LF Ceil. Perimeter

90.59 SF Ceiling
90.59 SF Floor
18.19 LF Floor Perimeter

Missing Wall

12' 6 3/16" X 8'

Opens into LIVING_ROOM

Missing Wall

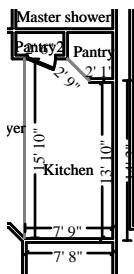
15' 10 3/16" X 8'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
5. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
6. Corner trim	18.19 LF	2.27	1.04	9.81	52.14	(0.00)	52.14
7. Mortar bed for tile floors	90.59 SF	4.27	10.76	92.24	489.82	(0.00)	489.82
8. Grout sealer	90.59 SF	1.14	0.87	24.16	128.30	(0.00)	128.30
9. FLOOR COVERING - CERAMIC TILE	104.18 SF	22.00	56.38	544.83	2,893.17	(0.00)	2,893.17
10. Texture drywall - smooth / skim coat	36.38 SF	1.93	0.28	16.35	86.84	(0.00)	86.84
11. Scrape the walls & prep for paint	145.52 SF	0.77	0.09	26.02	138.16	(0.00)	138.16
12. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
13. R&R Exterior door slab - detailed wood - Deluxe grade	1.00 EA	1,747.02	95.01	427.35	2,269.38	(0.00)	2,269.38
14. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
15. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	22.03	116.97	(0.00)	116.97
16. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
17. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33

The above line item is to account for misc materials and labor

Totals: Entry/Foyer **232.76** **1,585.34** **8,418.64** **0.00** **8,418.64**



Kitchen

Height: 8'

220.11 SF Walls
338.62 SF Walls & Ceiling
13.17 SY Flooring
27.51 LF Ceil. Perimeter

118.50 SF Ceiling
118.50 SF Floor
27.51 LF Floor Perimeter

Missing Wall

15' 10 3/16" X 8'

Opens into ENTRY_FOYER

Missing Wall

2' 8 1/2" X 8'

Opens into PANTRY



Elias Brothers General Contractor, Inc

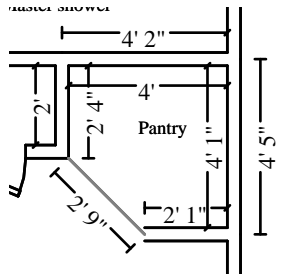
Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
18. Cabinetry - upper (wall) units	15.00 LF	197.35	117.60	714.06	3,791.91	(0.00)	3,791.91
The above line item was destroyed during mitigation							
19. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	404.12	2,146.02	(0.00)	2,146.02
20. Cabinetry - lower (base) units	16.00 LF	285.58	210.14	1,108.83	5,888.25	(0.00)	5,888.25
21. Garbage disposer	1.00 EA	280.22	8.39	66.97	355.58	(0.00)	355.58
22. Detach & Reset Range - freestanding - gas	1.00 EA	200.78	0.00	46.58	247.36	(0.00)	247.36
23. Countertop subdeck - plywood	70.00 SF	4.94	7.43	81.95	435.18	(0.00)	435.18
24. Detach & Reset Countertop - Granite or Marble - Premium grade	70.00 SF	56.33	0.29	914.86	4,858.25	(0.00)	4,858.25
25. Countertop - solid surface	20.00 SF	76.49	53.64	367.37	1,950.81	(0.00)	1,950.81
26. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	17.77	94.37	(0.00)	94.37
27. Apply plant-based anti-microbial agent to the floor	118.50 SF	0.34	0.36	9.42	50.07	(0.00)	50.07
28. Outlet	5.00 EA	18.25	0.51	21.29	113.05	(0.00)	113.05
29. Paint baseboard - two coats	27.51 LF	1.73	0.28	11.10	58.97	(0.00)	58.97
30. Baseboard - 5 1/4"	27.51 LF	6.50	4.80	42.61	226.23	(0.00)	226.23
31. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	78.72	418.04	(0.00)	418.04
32. 1/2" - drywall per LF - up to 2' tall	27.51 LF	14.00	2.53	89.94	477.61	(0.00)	477.61
33. Mask and prep for paint - plastic, paper, tape (per LF)	27.51 LF	1.62	0.45	10.44	55.46	(0.00)	55.46
34. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	97.51	517.78	(0.00)	517.78
35. Angle stop valve	1.00 EA	41.23	0.43	9.67	51.33	(0.00)	51.33
36. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	26.08	138.52	(0.00)	138.52
37. Cabinet knob or pull	8.00 EA	12.02	1.70	22.70	120.56	(0.00)	120.56
38. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
39. Corner trim	27.51 LF	2.27	1.57	14.85	78.87	(0.00)	78.87
40. Seal/prime then paint the walls (2 coats)	220.11 SF	1.15	3.04	59.43	315.60	(0.00)	315.60
41. Painting (Agreed Price)	220.11 EA	1.13	0.00	57.71	306.43	(0.00)	306.43
42. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
43. 4" backsplash for flat laid countertop	20.00 LF	10.58	6.50	50.60	268.70	(0.00)	268.70
44. Remove Wallpaper	220.11 SF	1.20	0.00	61.28	325.41	(0.00)	325.41
45. Mortar bed for tile floors	118.50 SF	5.59	14.08	156.95	833.45	(0.00)	833.45
46. Grout sealer	118.50 SF	1.79	1.14	49.48	262.74	(0.00)	262.74
47. FLOOR COVERING - CERAMIC TILE	136.28 SF	22.00	73.76	712.68	3,784.60	(0.00)	3,784.60
48. Texture drywall - smooth / skim coat	55.03 SF	1.93	0.43	24.75	131.39	(0.00)	131.39
49. Scrape the walls & prep for paint	220.11 SF	0.77	0.13	39.36	208.97	(0.00)	208.97
50. Plumbing (Bid Item)	1.00 EA	2,700.00	0.00	626.40	3,326.40	(0.00)	3,326.40
Plumbing and final connection in Kitchen							
51. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Kitchen			693.25	6,352.28	33,732.65	0.00	33,732.65



Pantry

Height: 8'

100.00 SF Walls	14.82 SF Ceiling
114.82 SF Walls & Ceiling	14.82 SF Floor
1.65 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

Missing Wall

2' 8 1/2" X 8'

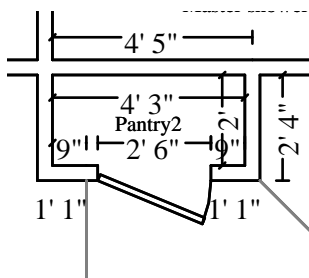
Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
52. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
53. Texture drywall - smooth / skim coat	25.00 SF	1.93	0.20	11.23	59.68	(0.00)	59.68
54. Corner trim	12.50 LF	2.27	0.71	6.76	35.85	(0.00)	35.85
55. Apply plant-based anti-microbial agent to the floor	14.82 SF	0.33	0.04	1.14	6.07	(0.00)	6.07
56. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74
57. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
58. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
59. Seal/prime then paint the walls (2 coats)	100.00 SF	1.13	1.38	26.55	140.93	(0.00)	140.93
60. Painting (Agreed Price)	100.00 SF	1.13	0.00	26.22	139.22	(0.00)	139.22
Third coat required for professional painting over prime							
61. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
62. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
63. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
64. Mortar bed for tile floors	14.82 SF	4.27	1.76	15.09	80.13	(0.00)	80.13
65. Grout sealer	14.82 SF	1.14	0.14	3.96	20.99	(0.00)	20.99
66. FLOOR COVERING - CERAMIC TILE	17.04 SF	22.00	9.22	89.12	473.22	(0.00)	473.22

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Pantry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
67. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
68. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	65.17	346.07	(0.00)	346.07
Totals: Pantry			37.68	438.58	2,328.75	0.00	2,328.75



Pantry2

Height: 8'

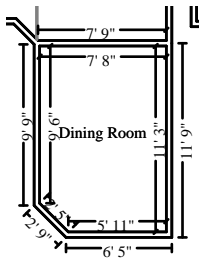
- 100.00 SF Walls
- 108.50 SF Walls & Ceiling
- 0.94 SY Flooring
- 12.50 LF Ceil. Perimeter
- 8.50 SF Ceiling
- 8.50 SF Floor
- 12.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
69. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
70. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
71. Corner trim	12.50 LF	2.27	0.71	6.76	35.85	(0.00)	35.85
72. Texture drywall - smooth / skim coat	25.00 SF	1.93	0.20	11.23	59.68	(0.00)	59.68
73. Apply plant-based anti-microbial agent to the floor	8.50 SF	0.33	0.03	0.66	3.50	(0.00)	3.50
74. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74
75. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
76. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
77. Seal/prime then paint the walls (2 coats)	100.00 SF	1.13	1.38	26.55	140.93	(0.00)	140.93
78. Painting (Agreed Price)	100.00 SF	1.13	0.00	26.22	139.22	(0.00)	139.22
Third coat required for professional painting over prime							
79. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
80. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
81. Mortar bed for tile floors	8.50 SF	4.27	1.01	8.66	45.97	(0.00)	45.97
82. Grout sealer	8.50 SF	1.14	0.08	2.27	12.04	(0.00)	12.04

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Pantry2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
83. FLOOR COVERING - CERAMIC TILE	9.78 SF	22.00	5.29	51.14	271.59	(0.00)	271.59
84. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
85. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	65.17	346.07	(0.00)	346.07
Totals: Pantry2			32.93	392.00	2,081.44	0.00	2,081.44



Dining Room

Height: 8'

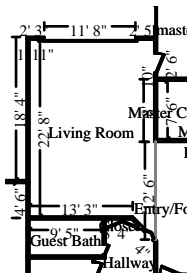
294.53 SF Walls	84.74 SF Ceiling
379.28 SF Walls & Ceiling	84.74 SF Floor
9.42 SY Flooring	36.82 LF Floor Perimeter
36.82 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
86. Mask and prep for paint - plastic, paper, tape (per LF)	36.82 LF	1.59	0.60	13.72	72.86	(0.00)	72.86
87. 1/2" - drywall per LF - up to 2' tall	36.82 LF	14.00	3.38	120.38	639.24	(0.00)	639.24
Per EBG GC Pricing							
88. Baseboard - 5 1/4"	36.82 LF	5.76	6.43	50.69	269.20	(0.00)	269.20
89. Paint baseboard - two coats	36.82 LF	1.69	0.38	14.53	77.14	(0.00)	77.14
90. Apply plant-based anti-microbial agent to the floor	84.74 SF	0.33	0.25	6.55	34.76	(0.00)	34.76
91. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
92. Corner trim	36.82 LF	2.27	2.10	19.88	105.56	(0.00)	105.56
93. Mask and cover light fixture	3.00 EA	16.59	0.14	11.58	61.49	(0.00)	61.49
94. Seal/prime then paint the walls (2 coats)	294.53 SF	1.13	4.06	78.17	415.05	(0.00)	415.05
95. Painting (Agreed Price)	294.53 SF	1.13	0.00	77.22	410.04	(0.00)	410.04
Third coat required for professional painting over prime							
96. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
97. Bid Item	1.00 EA	350.00	0.00	0.00	350.00	(0.00)	350.00

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Clean Chandelier heavy by professional cleaners							
98. Mortar bed for tile floors	84.74 SF	4.27	10.07	86.29	458.20	(0.00)	458.20
99. Grout sealer	84.74 SF	1.14	0.81	22.60	120.01	(0.00)	120.01
100. FLOOR COVERING - CERAMIC TILE	97.46 SF	22.00	52.75	509.67	2,706.54	(0.00)	2,706.54
101. Texture drywall - smooth / skim coat	73.63 SF	1.93	0.57	33.10	175.78	(0.00)	175.78
102. Scrape the walls & prep for paint	294.53 SF	0.77	0.18	52.65	279.62	(0.00)	279.62
103. Service Sliding Doors*	1.00 EA	1,750.00	105.00	430.36	2,285.36	(0.00)	2,285.36
104. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
Totals: Dining Room			243.24	1,839.86	10,120.16	0.00	10,120.16



Living Room

Height: 8'

554.93 SF Walls	368.56 SF Ceiling
923.49 SF Walls & Ceiling	368.56 SF Floor
40.95 SY Flooring	69.37 LF Floor Perimeter
69.37 LF Ceil. Perimeter	

Missing Wall

12' 6 3/16" X 8'

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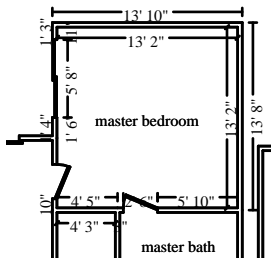
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
105. Painting (Agreed Price)	646.00 SF	1.13	0.00	169.36	899.34	(0.00)	899.34
Third coat required for professional painting over prime							
106. Seal/prime then paint the walls (2 coats)	554.93 SF	1.13	7.66	147.26	781.99	(0.00)	781.99
107. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
108. Apply plant-based anti-microbial agent to the floor	368.56 SF	0.33	1.11	28.46	151.19	(0.00)	151.19
109. Outlet	5.00 EA	21.39	0.51	24.93	132.39	(0.00)	132.39
110. Paint baseboard - two coats	69.37 LF	1.69	0.71	27.37	145.32	(0.00)	145.32
111. Baseboard - 5 1/4"	69.37 LF	5.76	12.11	95.51	507.19	(0.00)	507.19
112. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61

Market pricing for material needed

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
113. 1/2" - drywall per LF - up to 2' tall	69.37 LF	14.00	6.37	226.78	1,204.33	(0.00)	1,204.33
Per EBG GC Pricing							
114. Corner trim	69.37 LF	2.27	3.95	37.45	198.87	(0.00)	198.87
115. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
116. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	20.06	106.52	(0.00)	106.52
117. Mortar bed for tile floors	368.56 SF	4.27	43.79	375.26	1,992.80	(0.00)	1,992.80
118. Grout sealer	368.56 SF	1.14	3.54	98.30	522.00	(0.00)	522.00
119. FLOOR COVERING - CERAMIC TILE	423.84 SF	22.00	229.38	2,216.50	11,770.36	(0.00)	11,770.36
120. Texture drywall - smooth / skim coat	138.73 SF	1.93	1.08	62.37	331.20	(0.00)	331.20
121. Scrape the walls & prep for paint	554.93 SF	0.77	0.33	99.22	526.85	(0.00)	526.85
122. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
123. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
Totals: Living Room			376.53	4,055.64	21,536.85	0.00	21,536.85



master bedroom

Height: 8'

- 421.33 SF Walls
- 594.69 SF Walls & Ceiling
- 19.26 SY Flooring
- 52.67 LF Ceil. Perimeter
- 173.36 SF Ceiling
- 173.36 SF Floor
- 52.67 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
124. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
125. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
126. 1/2" - drywall per LF - up to 2' tall	52.67 LF	14.00	4.84	172.20	914.42	(0.00)	914.42
Fair market pricing for material needed							
127. Texture drywall - smooth / skim coat	105.33 SF	1.93	0.82	47.35	251.46	(0.00)	251.46



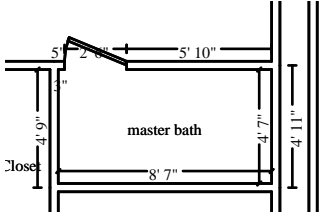
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - master bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
128. Baseboard - 5 1/4"	52.67 LF	5.76	9.20	72.52	385.10	(0.00)	385.10
129. Paint baseboard - two coats	52.67 LF	1.69	0.54	20.77	110.32	(0.00)	110.32
130. Outlet	5.00 EA	21.39	0.51	24.93	132.39	(0.00)	132.39
131. Apply plant-based anti-microbial agent to the floor	173.36 SF	0.33	0.52	13.40	71.13	(0.00)	71.13
132. Mask and prep for paint - plastic, paper, tape (per LF)	52.67 LF	1.59	0.85	19.63	104.23	(0.00)	104.23
133. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
134. Scrape the walls & prep for paint	421.33 SF	0.77	0.25	75.33	400.00	(0.00)	400.00
135. Paint the walls - two coats	421.33 SF	1.17	7.84	116.19	616.99	(0.00)	616.99
136. Seal/prime then paint the walls (2 coats)	421.33 SF	1.13	5.81	111.80	593.71	(0.00)	593.71
137. Painting (Agreed Price)	421.33 SF	1.13	0.00	110.45	586.55	(0.00)	586.55
Third coat required for professional painting over prime							
138. Mortar bed for tile floors	173.36 SF	4.27	20.60	176.52	937.37	(0.00)	937.37
139. Grout sealer	173.36 SF	1.14	1.66	46.25	245.54	(0.00)	245.54
140. FLOOR COVERING - CERAMIC TILE	199.37 SF	22.00	107.90	1,042.63	5,536.67	(0.00)	5,536.67
141. Corner trim	52.67 LF	2.27	3.00	28.44	151.00	(0.00)	151.00
142. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
143. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
144. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
145. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
146. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
147. Service Sliding Doors*	1.00 EA	1,750.00	105.00	430.36	2,285.36	(0.00)	2,285.36
148. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
Totals: master bedroom			353.12	3,020.40	16,039.18	0.00	16,039.18

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



master bath

Height: 8'

210.67 SF Walls	39.34 SF Ceiling
250.01 SF Walls & Ceiling	39.34 SF Floor
4.37 SY Flooring	26.33 LF Floor Perimeter
26.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
149. Apply plant-based anti-microbial agent to the floor	39.34 SF	0.33	0.12	3.03	16.13	(0.00)	16.13
150. Vanity - Premium grade	6.00 LF	478.04	153.09	700.95	3,722.28	(0.00)	3,722.28
151. Countertop - Granite or Marble	15.00 SF	75.22	24.87	267.54	1,420.71	(0.00)	1,420.71
152. Sink faucet - Bathroom	2.00 EA	233.54	17.08	112.32	596.48	(0.00)	596.48
153. Sink - double basin	1.00 EA	413.16	16.61	99.70	529.47	(0.00)	529.47
154. Bathtub - Detach & reset	1.00 EA	716.66	0.00	166.27	882.93	(0.00)	882.93
155. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	54.97	291.89	(0.00)	291.89
156. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
157. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
158. 1/2" - drywall per LF - up to 2' tall	26.33 LF	14.00	2.42	86.08	457.12	(0.00)	457.12
159. Corner trim	26.33 LF	2.27	1.50	14.21	75.48	(0.00)	75.48
160. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
161. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	61.64	327.31	(0.00)	327.31
162. Remove Wallpaper	200.00 SF	1.20	0.00	55.68	295.68	(0.00)	295.68
163. Mortar bed for tile	210.67 SF	6.21	18.83	307.89	1,634.98	(0.00)	1,634.98
164. Ceramic Wall tile*	210.67 SF	23.51	297.17	1,218.00	6,468.02	(0.00)	6,468.02
165. Scrape the walls & prep for paint	210.67 SF	0.77	0.13	37.68	200.03	(0.00)	200.03
166. Mask and prep for paint - plastic, paper, tape (per LF)	26.33 LF	1.59	0.43	9.81	52.10	(0.00)	52.10
167. Seal/prime then paint the walls (2 coats)	210.67 SF	1.13	2.91	55.91	296.88	(0.00)	296.88
168. Painting (Agreed Price)	210.67 SF	1.13	0.00	55.23	293.29	(0.00)	293.29
Third coat required for professional painting over prime							
169. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
170. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
171. FLOOR COVERING - CERAMIC TILE	45.24 SF	22.00	24.48	236.58	1,256.34	(0.00)	1,256.34
172. Mortar bed for tile floors	39.34 SF	4.27	4.67	40.05	212.70	(0.00)	212.70
173. Grout sealer	39.34 SF	1.14	0.38	10.49	55.72	(0.00)	55.72
174. Texture drywall - smooth / skim coat	52.67 SF	1.93	0.41	23.69	125.75	(0.00)	125.75

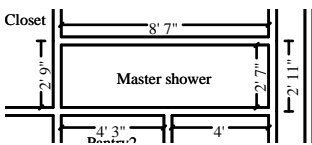
Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - master bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
175. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
176. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
177. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
Totals: master bath			605.05	3,877.17	20,589.05	0.00	20,589.05

Master shower

Height: 8'



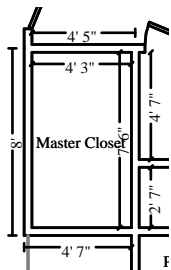
178.67 SF Walls	22.17 SF Ceiling
200.84 SF Walls & Ceiling	22.17 SF Floor
2.46 SY Flooring	22.33 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
178. Apply plant-based anti-microbial agent to the floor	22.17 SF	0.33	0.07	1.72	9.11	(0.00)	9.11
179. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
180. 5/8" - drywall per LF - up to 2' tall	22.33 LF	14.00	2.18	73.02	387.82	(0.00)	387.82
Per EBG GC Pricing							
181. Texture drywall - smooth / skim coat	44.67 SF	1.93	0.35	20.09	106.65	(0.00)	106.65
182. Corner trim	22.33 LF	2.27	1.27	12.05	64.01	(0.00)	64.01
183. Shower pan - Large	1.00 EA	264.42	4.47	62.39	331.28	(0.00)	331.28
184. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	429.79	2,282.35	(0.00)	2,282.35
185. Shower base	1.00 EA	361.65	16.58	87.76	465.99	(0.00)	465.99
186. Open and close slab for plumbing work	1.00 EA	2,123.44	3.86	493.53	2,620.83	(0.00)	2,620.83
187. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
188. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	9.88	52.46	(0.00)	52.46
189. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	11.41	60.58	(0.00)	60.58
190. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60

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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
191. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
192. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
193. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
194. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
195. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	42.49	225.62	(0.00)	225.62
196. Baseboard - 5 1/4"	22.33 LF	5.76	3.90	30.75	163.27	(0.00)	163.27
197. Remove Wallpaper	89.33 SF	1.20	0.00	24.87	132.07	(0.00)	132.07
198. Paint baseboard - two coats	22.33 LF	1.69	0.23	8.82	46.79	(0.00)	46.79
199. Scrape the walls & prep for paint	178.67 SF	0.77	0.11	31.94	169.63	(0.00)	169.63
200. Mask and prep for paint - plastic, paper, tape (per LF)	22.33 LF	1.59	0.36	8.32	44.18	(0.00)	44.18
201. Seal/prime then paint the walls (2 coats)	178.67 SF	1.13	2.47	47.42	251.79	(0.00)	251.79
202. Painting (Agreed Price)	178.67 SF	1.13	0.00	46.84	248.74	(0.00)	248.74
Third coat required for professional painting over prime							
203. R&R Mortar bed for tile floors	22.17 SF	6.37	2.63	33.39	177.25	(0.00)	177.25
204. Grout sealer	22.17 SF	1.14	0.21	5.91	31.39	(0.00)	31.39
205. FLOOR COVERING - CERAMIC TILE	25.50 SF	22.00	13.80	133.36	708.16	(0.00)	708.16
206. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
Totals: Master shower			178.63	2,146.60	11,398.89	0.00	11,398.89



Master Closet

Height: 8'

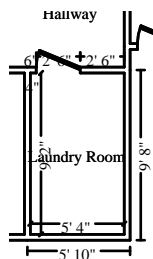
188.00 SF Walls	31.88 SF Ceiling
219.88 SF Walls & Ceiling	31.88 SF Floor
3.54 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
207. Apply plant-based anti-microbial agent to the floor	31.88 SF	0.33	0.10	2.46	13.08	(0.00)	13.08
208. 1/2" - drywall per LF - up to 2' tall	23.50 LF	14.00	2.16	76.83	407.99	(0.00)	407.99

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
209. Corner trim	23.50 LF	2.27	1.34	12.69	67.38	(0.00)	67.38
210. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
211. Baseboard - 5 1/4"	23.50 LF	5.76	4.10	32.35	171.81	(0.00)	171.81
212. Closet rod - Detach & reset	23.50 LF	3.31	0.00	18.04	95.83	(0.00)	95.83
213. Paint baseboard - two coats	23.50 LF	1.69	0.24	9.28	49.24	(0.00)	49.24
214. Scrape the walls & prep for paint	188.00 SF	0.77	0.11	33.60	178.47	(0.00)	178.47
215. Mask and prep for paint - plastic, paper, tape (per LF)	23.50 LF	1.59	0.38	8.76	46.51	(0.00)	46.51
216. Seal/prime then paint the walls (2 coats)	188.00 SF	1.13	2.59	49.88	264.91	(0.00)	264.91
217. Painting (Agreed Price)	188.00 SF	1.13	0.00	49.28	261.72	(0.00)	261.72
Third coat required for professional painting over prime							
218. Mortar bed for tile floors	31.88 SF	4.27	3.79	32.46	172.38	(0.00)	172.38
219. Grout sealer	31.88 SF	1.14	0.31	8.51	45.16	(0.00)	45.16
220. FLOOR COVERING - CERAMIC TILE	36.66 SF	22.00	19.84	191.71	1,018.07	(0.00)	1,018.07
221. Texture drywall - smooth / skim coat	47.00 SF	1.93	0.37	21.13	112.21	(0.00)	112.21
222. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
223. R&R Bifold mirrored door set - Double	1.00 EA	643.81	27.83	155.82	827.46	(0.00)	827.46
224. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
Totals: Master Closet			74.06	807.42	4,287.77	0.00	4,287.77



Laundry Room

Height: 8'

232.00 SF Walls	48.89 SF Ceiling
280.89 SF Walls & Ceiling	48.89 SF Floor
5.43 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

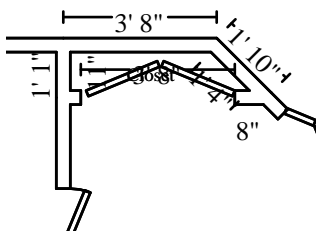
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
225. Apply plant-based anti-microbial agent to the floor	48.89 SF	0.33	0.15	3.79	20.07	(0.00)	20.07
226. Washer/Washing machine - Remove & reset	1.00 EA	55.08	0.00	12.78	67.86	(0.00)	67.86
227. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
228. 1/2" - drywall per LF - up to 2' tall	29.00 LF	14.00	2.66	94.81	503.47	(0.00)	503.47
Per EBG GC Pricing							
229. Corner trim	29.00 LF	2.27	1.65	15.66	83.14	(0.00)	83.14
230. Texture drywall - smooth / skim coat	58.00 SF	1.93	0.45	26.07	138.46	(0.00)	138.46
231. Detach & Reset Shelving - wire (vinyl coated)	29.00 LF	12.44	0.00	83.70	444.46	(0.00)	444.46
232. Scrape the walls & prep for paint	232.00 SF	0.77	0.14	41.49	220.27	(0.00)	220.27
233. Mask and prep for paint - plastic, paper, tape (per LF)	29.00 LF	1.59	0.47	10.80	57.38	(0.00)	57.38
234. Paint baseboard - two coats	29.00 LF	1.69	0.30	11.44	60.75	(0.00)	60.75
235. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
236. Seal/prime then paint the walls (2 coats)	232.00 SF	1.13	3.20	61.56	326.92	(0.00)	326.92
237. Painting (Agreed Price)	232.00 SF	1.13	0.00	60.82	322.98	(0.00)	322.98
Third coat required for professional painting over prime							
238. Mortar bed for tile floors	48.89 SF	4.27	5.81	49.78	264.35	(0.00)	264.35
239. Grout sealer	48.89 SF	1.14	0.47	13.04	69.24	(0.00)	69.24
240. FLOOR COVERING - CERAMIC TILE	56.22 SF	22.00	30.43	294.01	1,561.28	(0.00)	1,561.28
241. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	2.00 EA	212.55	16.16	102.37	543.63	(0.00)	543.63
242. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
243. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
244. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
245. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
Totals: Laundry Room			135.89	1,275.98	6,775.72	0.00	6,775.72

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Closet

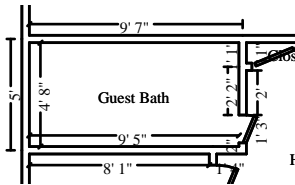
Height: 8'

78.60 SF Walls
82.09 SF Walls & Ceiling
0.39 SY Flooring
9.82 LF Ceil. Perimeter

3.49 SF Ceiling
3.49 SF Floor
9.82 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
246. Apply plant-based anti-microbial agent to the floor	3.49 SF	0.33	0.01	0.27	1.43	(0.00)	1.43
247. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
248. Detach & Reset Shelving - wire (vinyl coated)	9.82 LF	12.44	0.00	28.34	150.50	(0.00)	150.50
249. 1/2" - drywall per LF - up to 2' tall	9.82 LF	14.00	0.90	32.11	170.49	(0.00)	170.49
Fair market pricing for material needed							
250. Texture drywall - smooth / skim coat	19.65 SF	1.93	0.15	8.84	46.91	(0.00)	46.91
251. Corner trim	9.82 LF	2.27	0.56	5.30	28.15	(0.00)	28.15
252. Scrape the walls & prep for paint	78.60 SF	0.77	0.05	14.06	74.63	(0.00)	74.63
253. Mask and prep for paint - plastic, paper, tape (per LF)	9.82 LF	1.59	0.16	3.66	19.43	(0.00)	19.43
254. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
255. Seal/prime then paint the walls (2 coats)	78.60 SF	1.13	1.08	20.86	110.76	(0.00)	110.76
256. Painting (Agreed Price)	78.60 SF	1.13	0.00	20.61	109.43	(0.00)	109.43
Third coat required for professional painting over prime							
257. Mortar bed for tile floors	3.49 SF	4.27	0.41	3.56	18.87	(0.00)	18.87
258. Grout sealer	3.49 SF	1.14	0.03	0.93	4.94	(0.00)	4.94
259. FLOOR COVERING - CERAMIC TILE	4.01 SF	22.00	2.17	20.97	111.36	(0.00)	111.36
260. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
261. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
262. R&R Bifold door - full louvered - Single	1.00 EA	270.26	10.64	65.17	346.07	(0.00)	346.07
263. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	29.07	154.36	(0.00)	154.36
Totals: Closet			29.52	362.24	1,923.39	0.00	1,923.39

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Guest Bath

Height: 8'

225.33 SF Walls	43.94 SF Ceiling
269.28 SF Walls & Ceiling	43.94 SF Floor
4.88 SY Flooring	28.17 LF Floor Perimeter
28.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
264. Apply plant-based anti-microbial agent to the floor	43.94 SF	0.33	0.13	3.40	18.03	(0.00)	18.03
265. Mirror - 1/8" plate glass	18.00 SF	15.44	9.81	66.76	354.49	(0.00)	354.49
266. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
267. 1/2" - drywall per LF - up to 2' tall	28.17 LF	14.00	2.59	92.10	489.07	(0.00)	489.07
Current pricing for material needed							
268. Corner trim	28.17 LF	2.27	1.61	15.20	80.76	(0.00)	80.76
269. Mortar bed for tile	225.33 SF	6.21	20.14	329.32	1,748.76	(0.00)	1,748.76
270. Ceramic Wall tile*	225.33 SF	23.51	317.85	1,302.76	6,918.12	(0.00)	6,918.12
271. Baseboard - 5 1/4"	28.17 LF	5.76	4.92	38.78	205.96	(0.00)	205.96
272. Wallpaper	225.33 SF	2.88	15.41	154.13	818.49	(0.00)	818.49
273. Texture drywall - smooth / skim coat	56.33 SF	1.93	0.44	25.33	134.49	(0.00)	134.49
274. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
275. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
276. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
277. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
278. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
279. Sink - single	1.00 EA	290.98	9.83	69.79	370.60	(0.00)	370.60
280. Sink faucet - Bathroom	1.00 EA	239.98	8.54	57.66	306.18	(0.00)	306.18
281. Light fixture - Detach & reset	1.00 EA	75.68	0.00	17.56	93.24	(0.00)	93.24
282. Vanity	10.00 LF	244.49	115.03	593.90	3,153.83	(0.00)	3,153.83
283. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	51.36	272.75	(0.00)	272.75
284. Paint baseboard - two coats	28.17 LF	1.69	0.29	11.10	59.00	(0.00)	59.00
285. Scrape the walls & prep for paint	225.33 SF	0.77	0.14	40.29	213.93	(0.00)	213.93
286. Mask and prep for paint - plastic, paper, tape (per LF)	28.17 LF	1.59	0.46	10.50	55.75	(0.00)	55.75
287. Seal/prime then paint the walls (2 coats)	225.33 SF	1.13	3.11	59.79	317.52	(0.00)	317.52
288. Painting (Agreed Price)	646.00 SF	1.13	0.00	169.36	899.34	(0.00)	899.34
Third coat required for professional painting over prime							
289. Ceramic tile base	50.54 LF	18.74	20.26	224.43	1,191.81	(0.00)	1,191.81
290. Mortar bed for tile floors	43.94 SF	4.27	5.22	44.74	237.58	(0.00)	237.58
291. Grout sealer	43.94 SF	1.14	0.42	11.72	62.23	(0.00)	62.23

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest Bath

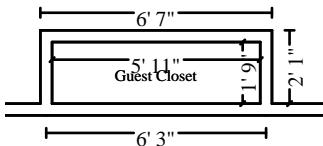
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
292. FLOOR COVERING - CERAMIC TILE	50.54 SF	22.00	27.35	264.30	1,403.53	(0.00)	1,403.53
293. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
294. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
295. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
296. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
297. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
298. Bathtub - Detach & reset	1.00 EA	716.66	0.00	166.27	882.93	(0.00)	882.93
299. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33

The above line item is to account for misc materials and labor

Totals: Guest Bath			675.09	4,507.32	23,935.35	0.00	23,935.35
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Guest Closet

Height: 8'



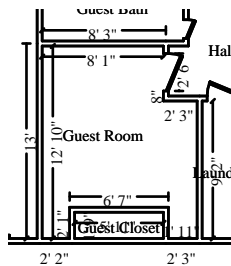
122.67 SF Walls	10.35 SF Ceiling
133.02 SF Walls & Ceiling	10.35 SF Floor
1.15 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	10.35 SF	0.33	0.03	0.79	4.24	(0.00)	4.24
301. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
302. 1/2" - drywall per LF - up to 2' tall	15.33 LF	14.00	1.41	50.12	266.15	(0.00)	266.15
303. Corner trim	15.33 LF	2.27	0.87	8.28	43.95	(0.00)	43.95
304. Texture drywall - smooth / skim coat	30.67 SF	1.93	0.24	13.79	73.22	(0.00)	73.22
305. Baseboard - 5 1/4"	15.33 LF	5.76	2.68	21.11	112.09	(0.00)	112.09
306. Closet rod - Detach & reset	15.33 LF	3.31	0.00	11.77	62.51	(0.00)	62.51
307. Detach & Reset Shelving - wire (vinyl coated)	15.33 LF	12.44	0.00	44.25	234.96	(0.00)	234.96

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Hallway

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
324. Paint baseboard - two coats	28.37 LF	1.69	0.29	11.18	59.42	(0.00)	59.42
325. Apply plant-based anti-microbial agent to the floor	47.35 SF	0.33	0.14	3.67	19.44	(0.00)	19.44
326. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
327. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
328. Seal/prime then paint the walls (2 coats)	226.92 SF	1.13	3.13	60.22	319.77	(0.00)	319.77
329. Painting (Agreed Price)	226.92 SF	1.13	0.00	59.49	315.91	(0.00)	315.91
Third coat required for professional painting over prime							
330. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61
Cost for material needed							
331. Mortar bed for tile floors	47.35 SF	4.27	5.63	48.21	256.02	(0.00)	256.02
332. Grout sealer	47.35 SF	1.14	0.45	12.63	67.06	(0.00)	67.06
333. FLOOR COVERING - CERAMIC TILE	54.45 SF	22.00	29.47	284.76	1,512.13	(0.00)	1,512.13
334. Texture drywall - smooth / skim coat	56.73 SF	1.93	0.44	25.50	135.43	(0.00)	135.43
335. Scrape the walls & prep for paint	226.92 SF	0.77	0.14	40.58	215.45	(0.00)	215.45
336. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
337. Corner trim	28.37 LF	2.27	1.62	15.31	81.33	(0.00)	81.33
Totals: Hallway			59.97	850.10	4,514.33	0.00	4,514.33



Guest Room

Height: 8'

404.00 SF Walls	110.65 SF Ceiling
514.65 SF Walls & Ceiling	110.65 SF Floor
12.29 SY Flooring	50.50 LF Floor Perimeter
50.50 LF Ceil. Perimeter	

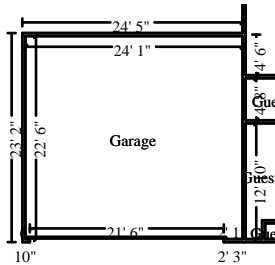
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
338. Apply plant-based anti-microbial agent to the floor	110.65 SF	0.33	0.33	8.55	45.39	(0.00)	45.39
339. Batt insulation - 4" - R13 - paper / foil faced	53.83 SF	2.82	2.10	35.71	189.61	(0.00)	189.61

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 elizabeth@ebgcontracting.com

CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Cost for material needed							
340. 1/2" - drywall per LF - up to 2' tall	50.50 LF	14.00	4.64	165.10	876.74	(0.00)	876.74
341. Texture drywall - smooth / skim coat	101.00 SF	1.93	0.79	45.40	241.12	(0.00)	241.12
342. Baseboard - 5 1/4"	50.50 LF	5.76	8.82	69.54	369.24	(0.00)	369.24
343. Scrape the walls & prep for paint	404.00 SF	0.77	0.24	72.23	383.55	(0.00)	383.55
344. Mask and prep for paint - plastic, paper, tape (per LF)	50.50 LF	1.59	0.82	18.82	99.94	(0.00)	99.94
345. Paint baseboard - two coats	50.50 LF	1.69	0.52	19.92	105.79	(0.00)	105.79
346. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
347. Seal/prime then paint the walls (2 coats)	404.00 SF	1.13	5.58	107.21	569.31	(0.00)	569.31
348. Painting (Agreed Price)	404.00 SF	1.13	0.00	105.91	562.43	(0.00)	562.43
Third coat required for professional painting over prime							
349. Mortar bed for tile floors	110.65 SF	4.27	13.15	112.67	598.30	(0.00)	598.30
350. Grout sealer	110.65 SF	1.14	1.06	29.52	156.72	(0.00)	156.72
351. FLOOR COVERING - CERAMIC TILE	127.24 SF	22.00	68.86	665.40	3,533.54	(0.00)	3,533.54
352. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	51.18	271.81	(0.00)	271.81
353. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
354. R&R Interior door unit	1.00 EA	371.78	15.86	89.93	477.57	(0.00)	477.57
355. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
356. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
357. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
The above line item is to account for misc materials and labor							
358. Corner trim	50.50 LF	2.27	2.88	27.27	144.79	(0.00)	144.79
Totals: Guest Room			191.05	1,903.74	10,109.43	0.00	10,109.43

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

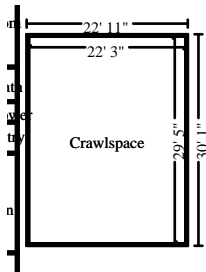


Garage

Height: 8'

745.33 SF Walls	541.88 SF Ceiling
1287.21 SF Walls & Ceiling	541.88 SF Floor
60.21 SY Flooring	93.17 LF Floor Perimeter
93.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
359. R&R Water heater overflow drain pan	1.00 EA	65.06	1.46	15.44	81.96	(0.00)	81.96
360. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	8.24	43.76	(0.00)	43.76
361. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,177.66	40.47	282.61	1,500.74	(0.00)	1,500.74
Totals: Garage			43.25	306.29	1,626.46	0.00	1,626.46



Crawlspace

Height: 8'

826.67 SF Walls	654.52 SF Ceiling
1481.19 SF Walls & Ceiling	654.52 SF Floor
72.72 SY Flooring	103.33 LF Floor Perimeter
103.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
362. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	61.71	327.71	(0.00)	327.71
363. Moisture protection - vapor barrier seam tape	1,398.00 SF	0.14	2.52	45.99	244.23	(0.00)	244.23
364. Moisture protection for crawl space - visqueen - 10 mil	1,398.00 SF	1.66	9.23	540.54	2,870.45	(0.00)	2,870.45
365. Insulation (Agreed Price)	1,398.00 SF	3.50	0.00	1,135.18	6,028.18	(0.00)	6,028.18
366. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
367. Moisture protection for crawl space - hydrated lime	1,398.00 SF	1.04	17.61	341.39	1,812.92	(0.00)	1,812.92
368. Negative air fan/Air scrubber (24 hr period) - No monit.	4.00 DA	70.00	0.00	64.96	344.96	(0.00)	344.96
Per OSHA Requirement							
Totals: Crawlspace			29.36	2,189.77	12,478.45	0.00	12,478.45
Total: Main Level			4,253.68	40,305.42	215,446.26	0.00	215,446.26



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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Naples, FL 34104
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
369. Insulation labor minimum	1.00 EA	140.91	0.00	32.69	173.60	(0.00)	173.60
370. Door labor minimum	1.00 EA	84.40	0.00	19.58	103.98	(0.00)	103.98
371. Finish hardware labor minimum	1.00 EA	47.22	0.00	10.96	58.18	(0.00)	58.18
Totals: Labor Minimums Applied			0.00	63.23	335.76	0.00	335.76
Line Item Totals: 17620_CAP_RECON			4,253.68	40,368.65	215,782.02	0.00	215,782.02

Grand Total Areas:

5,275.29 SF Walls	2,413.53 SF Ceiling	7,688.82 SF Walls and Ceiling
2,413.53 SF Floor	268.17 SY Flooring	659.41 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	659.41 LF Ceil. Perimeter
2,413.53 Floor Area	2,581.39 Total Area	5,275.29 Interior Wall Area
3,047.81 Exterior Wall Area	338.65 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	171,159.69
Material Sales Tax	4,041.21
Subtotal	175,200.90
Overhead	20,880.06
Profit	19,488.59
Laundering Tax	212.47
Replacement Cost Value	\$215,782.02
Net Claim	\$215,782.02

Elizabeth Brath
Estimator

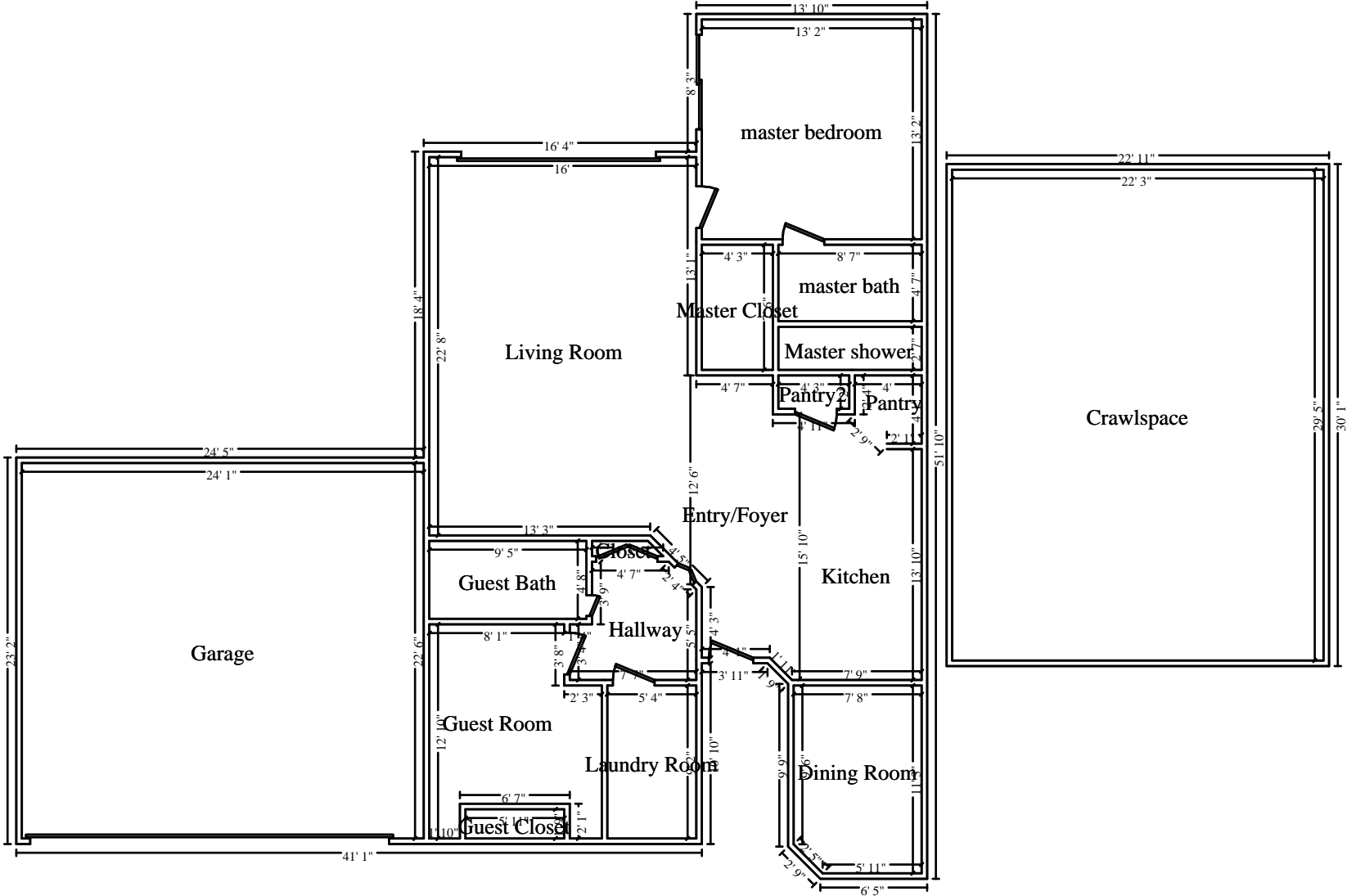


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Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	20,880.06	19,488.59	4,041.21	212.47	0.00	0.00
Total	20,880.06	19,488.59	4,041.21	212.47	0.00	0.00



**Island Park Village Section 5.2
Hurricane Ian Flood Insurance Proceeds Distribution Summary**

Name	Janelle Goff		
Property address:	17620 Captiva Island		
Reconstruction Form:	No	BOD Signed	No
Date:	4/11/2023	Contractor	Elias

Total initial flood proceeds per detail flood report	107,380.27
Less deductible	661.76
Net flood insurance proceeds after deductible	106,718.51

Deductions

Less: Servpro Remediation	33,420.19
----------------------------------	-----------

Less: Elias Contractor Reconstruction			
Electrical Inspections and Repairs	1,465.00	Inv# 32030	
Plumbing Inspections and Repairs	6,195.00	Inv# 32030	
General Repairs: Insulation and vapor barrier, drywall	34,985.00	Inv# 32030	

Less: Elias Contractor Reconstruction	42,645.00
--	-----------

Owner Distributions	Ck#	Approved By
	0.00	
Total Owner Distributions	-	

Less: Pegasus Administration Costs	72.79
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Net flood insurance proceeds distributed	76,137.98
Balance remaining prior to contingency hold	30,580.53

Reserves Contingency	2,000.00
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Balance after contingency holds	28,580.53
--	-----------

Notes:

This one had an owner distribution of \$38,750, but they were Elias - removed, assume under wrong owner.
Elias Xactimate for additional proceeds submitted & awaiting review.

**Island Park Village Section 5.2
Hurricane Ian Flood Insurance Proceeds Distribution Summary**

Name	Janelle Goff		
Property address:	17620 Captiva Island		
Reconstruction Form:	No	BOD Signed	No
Date:	4/11/2023	Contractor	Elias

Total initial flood proceeds per detail flood report	107,380.27
Less deductible	661.76
Net flood insurance proceeds after deductible	106,718.51

Deductions

Less: Servpro Remediation	33,420.19
----------------------------------	-----------

Less: Elias Contractor Reconstruction			
Electrical Inspections and Repairs	1,465.00	Inv# 32030	
Plumbing Inspections and Repairs	6,195.00	Inv# 32030	
General Repairs: Insulation and vapor barrier, drywall	34,985.00	Inv# 32030	

Less: Elias Contractor Reconstruction	42,645.00
--	-----------

Owner Distributions	Ck#	Approved By
	0.00	
Total Owner Distributions	-	

Less: Pegasus Administration Costs	72.79
---	-------

Net flood insurance proceeds distributed	76,137.98
Balance remaining prior to contingency hold	30,580.53

Reserves Contingency	2,000.00
----------------------	----------

Balance after contingency holds	28,580.53
--	-----------

Notes:

This one had an owner distribution of \$38,750, but they were Elias - removed, assume under wrong owner. Elias Xactimate for additional proceeds submitted & awaiting review.

17620 Captiva

Electrical Inspections & Repairs	1,465.00
**Amount Charged in Excess of Insurance Proceeds	(1,212.00)
Documentation of Repairs must be provided and approved by owner	
Electrical Inspection by Contractor	200.00
Overhead & Profit	20% 40.00
Taxes	6.5% 13.00
<i>Adjusted Electrical Inspections</i>	<u>253.00</u>
Plumbing Inspections & Repairs	6,195.00
**Amount Charged in Excess of Insurance Proceeds	(5,270.32)
<i>Adjusted Plumbing Inspections & Repairs</i>	<u>924.68</u>
General Conditions, Insulation, dryall, hang & finish	
**Amount Charged in Excess of Insurance Proceeds	34,985.00
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>	<u>(29,694.68)</u>
	<u>5,290.32</u>
Adjusted Invoice Total	6,467.99
Deposit Received	<u>(28,846.16)</u>
Balance Due Customer	<u>(22,378.17)</u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds.

Proceeds Per FG Insurance Report

<u>Quantity</u>	<u>Description</u>	<u>Unit Cost</u>	<u>Total RCV</u>	<u>Room</u>
1.0 EA	12-Replace Water Heater	730.97	730.97	Garage
	Overhead & Profit		20% 146.19	
	Taxes		6.5% 47.51	
	Total Plumbing		<u>924.68</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
119.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	355.22	Living Room
178.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	200.26	Living Room
164.0 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	488.72	Master Bedroom
246.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	275.52	Master Bedroom
114.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	340.32	Master Bathroom
86.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	258.66	Hallway
130.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	145.82	Hallway
51.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	154.36	Bathroom
47.7 SF	03-Texture Walls Excludes area of tub and vanity	1.12	53.42	Bathroom
123.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	367.14	Bedroom
184.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	206.98	Bedroom
70.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	209.49	Kitchen/Entry
51.0 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	151.98	Utility Room
76.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	85.68	Utility Room
	Total Insulation, Drywall, & Texture		<u>3,293.57</u>	
	Overhead & Profit		20% 658.71	
	Taxes		6.5% 214.08	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,166.37</u>	
	Total General Conditions		<u>5,290.32</u>	



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: Exterior General

Exterior General 63' x 33' x 8'
 Offset 8' x 18' x 8'
 Offset 8' x 11' x 8'
 Offset 13' x 14' x 8'
 Offset 11' x 17' x 8'
 Offset 22' x 23' x 8'
 Offset 22' x 27' x 8'
 Offset 4' x 29' x 8'
 Opening 17' x 8'
 Opening 22' x 8'
 Door 2 @ 3' x 6' 8.0"
 Door 2 @ 18' x 7'

Lower Perimeter: 287.00 LF Floor SF: 3896.00 SF Wall SF: 2340.00 SF
 Upper Perimeter: 368.00 LF Floor SY: 432.89 SY Ceiling SF: 3896.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
1535.6 SF	Pressure/Power Wash Exterior Wall - Siding (75.0% / 7.0') Foundation walls, excludes garage area	\$0.48	\$737.09		\$737.09
2.0 EA	Dumpster Rental 1 per unit	\$1,123.95	\$2,247.90		\$2,247.90
Totals For Exterior General			\$2,984.99	\$0.00	\$2,984.99

Estimate Section: Crawlspace

Crawlspace 63' x 33' x 4'
 Offset 8' x 18' x 4'
 Offset 8' x 11' x 4'
 Offset 13' x 14' x 4'
 Offset 11' x 17' x 4'
 Offset 4' x 29' x 4'

Lower Perimeter: 280.00 LF Floor SF: 2796.00 SF Wall SF: 1120.00 SF
 Upper Perimeter: 280.00 LF Floor SY: 310.67 SY Ceiling SF: 2796.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
2796.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$2,907.84		\$2,907.84
1120.0 SF	Mildewcide Wall Treatment (100.0% / 4.0') Foundation walls	\$0.42	\$470.40		\$470.40
2796.0 SF	Remove Floor Insulation (100.0%)	\$1.33	\$3,718.68		\$3,718.68
2796.0 SF	Replace Floor Insulation (100.0%) Limited workspace	\$3.49	\$9,758.04	\$1,170.96	\$8,587.08
2796.0 SF	Electrical - Residential (Per SF) (100.0%)	\$1.98	\$5,536.08	\$664.33	\$4,871.75
Totals For Crawlspace			\$22,391.04	\$1,835.29	\$20,555.75

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Living Room

17620 Living Room 21' 9.0" x 21' 3.0" x 8'
 (12' High at 21' 3.0")
 Opening 13' 2.0" x 10'
 Opening 3' 2.0" x 9'
 Offset 6' 11.0" x 1' x 8'
 Door 2' 6.0" x 6' 8.0"
 Door 9' x 6' 8.0"

Lower Perimeter: 72.00 LF Floor SF: 469.10 SF Wall SF: 648.80 SF
 Upper Perimeter: 107.60 LF Floor SY: 52.12 SY Ceiling SF: 552.10 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
469.1 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$487.86		\$487.86
469.1 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$197.02		\$197.02
119.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$50.06		\$50.06
469.1 SF	Remove Subflooring (100.0%)	\$1.92	\$900.67		\$900.67
469.1 SF	Replace Subflooring (100.0%)	\$7.64	\$3,583.92	\$430.07	\$3,153.85
469.1 SF	Remove Tile Flooring - Ceramic (100.0%)	\$2.57	\$1,205.59		\$1,205.59
469.1 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$8,270.23	\$992.43	\$7,277.80
469.1 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$450.34		\$450.34
469.1 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$1,702.83	\$204.34	\$1,498.49
119.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$116.82		\$116.82
119.2 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$355.22	\$42.63	\$312.59
178.8 SF	Texture Walls (100.0% / 3.0') To blend new portion of drywall	\$1.12	\$200.26	\$42.05	\$158.21
647.8 SF	Paint Walls (1 Coat) (100.0% / 10.0')	\$0.81	\$524.72	\$110.19	\$414.53
119.2 SF	Paint Walls (2 Coats) (100.0% / 2.0') Lower 2 ft	\$1.74	\$207.41	\$43.56	\$163.85
72.0 LF	Remove Base Moulding (100.0%)	\$0.55	\$39.60		\$39.60
72.0 LF	Replace Base Moulding (100.0%)	\$3.80	\$273.60	\$32.83	\$240.77
72.0 LF	Paint / Finish Base Moulding (100.0%)	\$1.25	\$90.00	\$18.90	\$71.10
1.0 EA	Remove 9' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 9' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$2,260.10	\$2,260.10	\$271.21	\$1,988.89
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
63.0 SF	Remove Vertical Blinds	\$0.25	\$15.75		\$15.75
63.0 SF	Replace Vertical Blinds	\$9.19	\$578.97	\$69.48	\$509.49
Totals For 17620 Living Room			\$21,658.59	\$2,267.52	\$19,391.07

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Master Bedroom

17620 Master Bedroom 15' 3.0" x 14' 10.0" x 8'
 (10' High at 15' 3.0")
 Door 6' x 6' 8.0"
 Door 2 @ 2' 6.0" x 6' 8.0"
 Closet 11' x 6' 7.0" x 8'
 Opening: 2' 6.0" x 6' 8.0"

Lower Perimeter: 79.30 LF Floor SF: 298.60 SF Wall SF: 716.20 SF
 Upper Perimeter: 60.40 LF Floor SY: 33.18 SY Ceiling SF: 300.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
298.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$310.54		\$310.54
298.6 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$125.41		\$125.41
164.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$68.88		\$68.88
298.6 SF	Remove Subflooring (100.0%)	\$1.92	\$573.31		\$573.31
298.6 SF	Replace Subflooring (100.0%)	\$7.64	\$2,281.30	\$273.76	\$2,007.54
33.2 SY	Remove Carpeting (Per SY) (100.0%)	\$1.55	\$51.46		\$51.46
35.5 SY	Replace Carpeting (Per SY) (100.0%)	\$39.02	\$1,385.21	\$166.23	\$1,218.98
33.2 SY	Remove Carpet Pad (Per SY) (100.0%)	\$0.64	\$21.25		\$21.25
33.2 SY	Replace Carpet Pad (Per SY) (100.0%)	\$9.61	\$319.05	\$38.29	\$280.76
164.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$160.72		\$160.72
164.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$488.72	\$58.65	\$430.07
246.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$275.52	\$57.86	\$217.66
492.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$398.52	\$83.69	\$314.83
164.0 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$285.36	\$59.93	\$225.43
79.3 LF	Remove Base Moulding (100.0%)	\$0.55	\$43.62		\$43.62
79.3 LF	Replace Base Moulding (100.0%)	\$3.80	\$301.34	\$36.16	\$265.18
79.3 LF	Paint / Finish Base Moulding (100.0%)	\$1.25	\$99.13	\$20.82	\$78.31
2.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$454.12	\$54.49	\$399.63
2.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$67.72	\$135.44	\$28.44	\$107.00
1.0 EA	Remove 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$1,485.21	\$1,485.21	\$178.23	\$1,306.98
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
5.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$46.45		\$46.45
5.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$234.60	\$28.15	\$206.45
5.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$64.55	\$13.56	\$50.99
Totals For 17620 Master Bedroom			\$9,859.08	\$1,098.26	\$8,760.82

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Master Bathroom

17620 Master Bathroom 9' 2.0" x 9' 1.0" x 8'
 (10' High at 9' 2.0")
 Door 2' 6.0" x 6' 8.0"
 Offset (shower) 4' 11.0" x 4' 1.0" x 8"
 Offset tub) 4' 11.0" x 4' 3.0" x 8"
 Wing / Column 3' x 4' x 0' 6.0"

Lower Perimeter: 59.70 LF Floor SF: 122.70 SF Wall SF: 493.20 SF
 Upper Perimeter: 56.60 LF Floor SY: 13.63 SY Ceiling SF: 126.20 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
122.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$127.61		\$127.61
122.7 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$51.53		\$51.53
114.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$47.96		\$47.96
122.7 SF	Remove Subflooring (100.0%)	\$1.92	\$235.58		\$235.58
122.7 SF	Replace Subflooring (100.0%)	\$7.64	\$937.43	\$112.49	\$824.94
70.0 SF	Remove Tile Flooring - Ceramic Excludes area of tub shower vanity	\$2.57	\$179.90		\$179.90
70.0 SF	Replace Tile Flooring - Ceramic	\$17.63	\$1,234.10	\$148.09	\$1,086.01
70.0 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$67.20		\$67.20
70.0 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$254.10	\$30.49	\$223.61
114.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$111.92		\$111.92
114.2 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$340.32	\$40.84	\$299.48
64.0 SF	Remove Wall Tile - Ceramic Type Shower	\$1.57	\$100.48		\$100.48
64.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,504.64	\$180.56	\$1,324.08
200.2 SF	Remove Wallpaper - Residential Type Only portion not removed when drywall was removed excludes area of shower tub vanity	\$1.06	\$212.21		\$212.21
264.9 SF	Replace Wallpaper - Residential Type	\$3.08	\$815.89	\$97.91	\$717.98
25.7 LF	Remove Base Moulding Excludes tub shower vanity	\$0.55	\$14.14		\$14.14
25.7 LF	Replace Base Moulding	\$3.80	\$97.66	\$11.72	\$85.94
25.7 LF	Paint / Finish Base Moulding	\$1.25	\$32.13	\$6.75	\$25.38
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
6.0 LF	Remove Vanity Cabinetry	\$14.97	\$89.82		\$89.82
6.0 LF	Replace Vanity Cabinetry	\$224.71	\$1,348.26	\$161.79	\$1,186.47
6.0 LF	Remove and Reinstall Cultured Marble Vanity Top	\$31.26	\$187.56		\$187.56
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Master Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove and Reinstall Deck Mount Faucet for Bathtub	\$41.11	\$41.11		\$41.11
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Single Pivot Door for Shower Stall	\$107.05	\$107.05		\$107.05
2.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$41.11	\$82.22		\$82.22
Totals For 17620 Master Bathroom			\$9,595.23	\$896.71	\$8,698.52

Estimate Section: 17620 Hallway

17620 Hallway 8' x 3' 2.0" x 8'
 Offset 9' x 3' 2.0" x 8'
 Closet 1' x 5' 4.0" x 8'
 Opening: 3' x 6' 8.0"
 Door 3' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 41.50 LF Floor SF: 59.20 SF Wall SF: 347.30 SF
 Upper Perimeter: 40.30 LF Floor SY: 6.58 SY Ceiling SF: 59.20 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
59.2 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$61.57		\$61.57
59.2 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$24.86		\$24.86
86.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$36.46		\$36.46
59.2 SF	Remove Subflooring (100.0%)	\$1.92	\$113.66		\$113.66
59.2 SF	Replace Subflooring (100.0%)	\$7.64	\$452.29	\$54.27	\$398.02
59.2 SF	Remove Tile Flooring - Ceramic (100.0%)	\$2.57	\$152.14		\$152.14
59.2 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$1,043.70	\$125.24	\$918.46
59.2 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$56.83		\$56.83
59.2 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$214.90	\$25.79	\$189.11
86.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$85.06		\$85.06
86.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$258.66	\$31.04	\$227.62
130.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$145.82	\$30.62	\$115.20
260.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$211.01	\$44.31	\$166.70
86.8 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$151.03	\$31.72	\$119.31
41.5 LF	Remove Base Moulding (100.0%)	\$0.55	\$22.83		\$22.83
41.5 LF	Replace Base Moulding (100.0%)	\$3.80	\$157.70	\$18.92	\$138.78
41.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.25	\$51.88	\$10.89	\$40.99
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
Totals For 17620 Hallway			\$3,656.13	\$428.77	\$3,227.36

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Bathroom

17620 Bathroom 6' 7.0" x 4' 11.0" x 8'
 Offset (tub) 2' 6.0" x 4' 11.0" x 8'
 Door 2' 6.0" x 6' 8.0"

Lower Perimeter: 25.50 LF Floor SF: 44.70 SF Wall SF: 207.30 SF
 Upper Perimeter: 28.00 LF Floor SY: 4.97 SY Ceiling SF: 44.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
44.7 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$46.49		\$46.49
44.7 SF	Remove Subflooring (100.0%)	\$1.92	\$85.82		\$85.82
44.7 SF	Replace Subflooring (100.0%)	\$7.64	\$341.51	\$40.98	\$300.53
25.4 SF	Remove Tile Flooring - Ceramic Excludes tub and vanity	\$2.57	\$65.28		\$65.28
25.4 SF	Replace Tile Flooring - Ceramic	\$17.63	\$447.80	\$53.74	\$394.06
25.4 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$24.38		\$24.38
25.4 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$92.20	\$11.06	\$81.14
51.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$50.76		\$50.76
51.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$154.36	\$18.52	\$135.84
47.7 SF	Texture Walls Excludes area of tub and vanity	\$1.12	\$53.42	\$11.22	\$42.20
90.5 SF	Paint Walls (1 Coat) Excludes area of tub and vanity	\$0.81	\$73.31	\$15.40	\$57.91
34.0 SF	Paint Walls (2 Coats) Excludes area of tub and vanity	\$1.74	\$59.16	\$12.42	\$46.74
60.0 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$94.20		\$94.20
60.0 SF	Replace Wall Tile - Ceramic Type Shower surround	\$23.51	\$1,410.60	\$169.27	\$1,241.33
14.5 LF	Remove Base Moulding Excludes tub and vanity	\$0.55	\$7.98		\$7.98
14.5 LF	Replace Base Moulding	\$3.80	\$55.10	\$6.61	\$48.49
14.5 LF	Paint / Finish Base Moulding	\$1.25	\$18.13	\$3.81	\$14.32
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$67.72	\$67.72	\$14.22	\$53.50
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
3.6 LF	Remove Vanity Cabinetry	\$14.97	\$53.89		\$53.89
3.6 LF	Replace Vanity Cabinetry	\$224.71	\$808.96	\$97.08	\$711.88
3.6 LF	Remove and Reinstall Cultured Marble Vanity Top	\$31.26	\$112.54		\$112.54
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Combo Faucet / Shower for Bathtub	\$41.11	\$41.11		\$41.11
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$41.11	\$41.11		\$41.11
Totals For 17620 Bathroom			\$5,133.69	\$498.26	\$4,635.43

Estimate Section: 17620 Bedroom

17620 Bedroom 12' 11.0" x 12' x 8'
 Closet 2' 4.0" x 7' 2.0" x 8'
 Opening: 6' x 6' 8.0"
 Door 2' 6.0" x 6' 8.0"
 Offset 2' 5.0" x 4' 8.0" x 8'

Lower Perimeter: 59.20 LF Floor SF: 183.00 SF Wall SF: 492.70 SF
 Upper Perimeter: 54.70 LF Floor SY: 20.33 SY Ceiling SF: 183.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
183.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$190.32		\$190.32
183.0 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$76.86		\$76.86
123.2 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$51.74		\$51.74
183.0 SF	Remove Subflooring (100.0%)	\$1.92	\$351.36		\$351.36
183.0 SF	Replace Subflooring (100.0%)	\$7.64	\$1,398.12	\$167.77	\$1,230.35
20.3 SY	Remove Carpeting (Per SY) (100.0%)	\$1.55	\$31.47		\$31.47
21.7 SY	Replace Carpeting (Per SY) (100.0%)	\$39.02	\$846.73	\$101.61	\$745.12
20.3 SY	Remove Carpet Pad (Per SY) (100.0%)	\$0.64	\$12.99		\$12.99
20.3 SY	Replace Carpet Pad (Per SY) (100.0%)	\$9.61	\$195.08	\$23.41	\$171.67
123.2 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$120.74		\$120.74
123.2 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$367.14	\$44.06	\$323.08
184.8 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$206.98	\$43.47	\$163.51
369.5 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$299.30	\$62.85	\$236.45
123.2 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$214.37	\$45.02	\$169.35
59.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$32.56		\$32.56
59.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$224.96	\$27.00	\$197.96
59.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.25	\$74.00	\$15.54	\$58.46
2.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$570.86	\$68.50	\$502.36
2.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$206.86	\$43.44	\$163.42
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$67.72	\$67.72	\$14.22	\$53.50
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17620 Bedroom			\$6,327.54	\$734.19	\$5,593.35

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Kitchen/Entry

17620 Kitchen/Entry 15' 3.0" x 10' 2.0" x 8'
 (10' High at 10' 2.0")
 Offset 4' 2.0" x 5' x 8'
 Opening 13' 2.0" x 10'
 Door 2 @ 3' x 6' 8.0"

Lower Perimeter: 40.00 LF Floor SF: 175.90 SF Wall SF: 332.20 SF
 Upper Perimeter: 60.30 LF Floor SY: 19.54 SY Ceiling SF: 181.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
175.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$182.94		\$182.94
175.9 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$73.88		\$73.88
70.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$29.53		\$29.53
175.9 SF	Remove Subflooring (100.0%)	\$1.92	\$337.73		\$337.73
175.9 SF	Replace Subflooring (100.0%)	\$7.64	\$1,343.88	\$161.27	\$1,182.61
155.9 SF	Remove Tile Flooring - Ceramic Excludes area of cabinets	\$2.57	\$400.66		\$400.66
155.9 SF	Replace Tile Flooring - Ceramic	\$17.63	\$2,748.52	\$329.82	\$2,418.70
155.9 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$149.66		\$149.66
155.9 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$565.92	\$67.91	\$498.01
70.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$68.89		\$68.89
70.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$209.49	\$25.14	\$184.35
220.4 SF	Paint Walls (1 Coat) Excludes area of cabinets and wallpaper	\$0.81	\$178.52	\$37.49	\$141.03
50.3 SF	Paint Walls (2 Coats) Excludes area of cabinets	\$1.74	\$87.52	\$18.38	\$69.14
30.0 LF	Remove Base Moulding Excludes area of cabinets	\$0.55	\$16.50		\$16.50
30.0 LF	Replace Base Moulding	\$3.80	\$114.00	\$13.68	\$100.32
30.0 LF	Paint / Finish Base Moulding	\$1.25	\$37.50	\$7.88	\$29.62
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove Pre-hung Steel-Clad Entry Door	\$51.94	\$51.94		\$51.94
1.0 EA	Replace Pre-hung Steel-Clad Entry Door	\$625.02	\$625.02	\$75.00	\$550.02
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
3.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$27.87		\$27.87
3.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$140.76	\$16.89	\$123.87
3.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$38.73	\$8.13	\$30.60
10.0 LF	Remove Base Cabinetry	\$14.97	\$149.70		\$149.70
10.0 LF	Replace Base Cabinetry	\$324.05	\$3,240.50	\$388.86	\$2,851.64
16.0 LF	Remove Laminated Countertop Includes bar	\$5.87	\$93.92		\$93.92

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Kitchen/Entry - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
16.0 LF	Replace Laminated Countertop Glues down flat	\$34.98	\$559.68	\$67.16	\$492.52
1.0 EA	Remove and Reinstall Garbage Disposal	\$151.84	\$151.84		\$151.84
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$94.91	\$94.91		\$94.91
1.0 EA	Remove Dishwasher	\$34.88	\$34.88		\$34.88
1.0 EA	Replace Dishwasher M#MD77561513 S#GDF520FGD2WW	\$823.35	\$823.35	\$98.80	\$724.55
1.0 EA	Remove Range	\$34.88	\$34.88		\$34.88
1.0 EA	Replace Range M#FEFL63HSA S#VF8428064	\$974.73	\$974.73	\$116.97	\$857.76
1.0 EA	Remove Refrigerator	\$25.97	\$25.97		\$25.97
1.0 EA	Replace Refrigerator M#GM571381 S#TBX18JIXCRWW	\$1,049.84	\$1,049.84	\$125.98	\$923.86
Totals For 17620 Kitchen/Entry			\$15,287.12	\$1,621.70	\$13,665.42

Estimate Section: 17620 Utility Room

17620 Utility Room 5' 7.0" x 5' 5.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"
 Closet 2' x 5' 2.0" x 8'
 Opening: 4' x 6' 8.0"

Lower Perimeter: 23.30 LF Floor SF: 40.60 SF Wall SF: 204.00 SF
 Upper Perimeter: 22.00 LF Floor SY: 4.51 SY Ceiling SF: 40.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
40.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$42.22		\$42.22
40.6 SF	Mildewcide Floor Treatment (100.0%)	\$0.42	\$17.05		\$17.05
51.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$21.42		\$21.42
40.6 SF	Remove Subflooring (100.0%)	\$1.92	\$77.95		\$77.95
40.6 SF	Replace Subflooring (100.0%)	\$7.64	\$310.18	\$37.22	\$272.96
40.6 SF	Remove Tile Flooring - Ceramic (100.0%)	\$2.57	\$104.34		\$104.34
40.6 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$715.78	\$85.89	\$629.89
40.6 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$38.98		\$38.98
40.6 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$147.38	\$17.69	\$129.69
51.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$49.98		\$49.98
51.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.98	\$151.98	\$18.24	\$133.74
76.5 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$85.68	\$17.99	\$67.69
153.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$123.93	\$26.03	\$97.90
51.0 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$88.74	\$18.64	\$70.10
23.3 LF	Remove Base Moulding (100.0%)	\$0.55	\$12.82		\$12.82
23.3 LF	Replace Base Moulding (100.0%)	\$3.80	\$88.54	\$10.62	\$77.92
23.3 LF	Paint / Finish Base Moulding (100.0%)	\$1.25	\$29.13	\$6.12	\$23.01
2.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$570.86	\$68.50	\$502.36
2.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$206.86	\$43.44	\$163.42

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17620-17622 CAPTIVA ISLAND LAND
 : FORT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 12/3/2022
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD114912
 CLAIM NUMBER : 18994
 OUR FILE NUMBER : FG125195
 ADJUSTER NAME : Doug Malone

Estimate Section: 17620 Utility Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$67.72	\$67.72	\$14.22	\$53.50
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17620 Utility Room			\$3,738.92	\$441.90	\$3,297.02

Estimate Section: 17620 Garage

17620 Garage 20' 9.0" x 19' 10.0" x 10'
 Door 18' x 6' 8.0"
 Door 3' x 6' 8.0"

Lower Perimeter: 60.20 LF Floor SF: 411.50 SF Wall SF: 671.70 SF
 Upper Perimeter: 81.20 LF Floor SY: 45.72 SY Ceiling SF: 411.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
411.5 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$427.96		\$427.96
1.0 EA	Remove Water Heater	\$69.60	\$69.60		\$69.60
1.0 EA	Replace Water Heater	\$730.97	\$730.97	\$87.72	\$643.25
Totals For 17620 Garage			\$1,228.53	\$87.72	\$1,140.81

ISLAND PARK #003028

17620 Captiva Island	RCV	Non_Recovera	Total - RCV - NR	1375	
External/General	\$371.38		\$371.38	Prorata	
Dumpster	\$1,123.95		\$1,123.95		
Crawlspace/Electrical	\$11,281.67		\$11,281.67	Prorata	
Living Room	\$21,658.59		\$21,658.59		
Master Bedroom	\$9,859.08	-\$204.52	\$9,654.56		
Master Bathroom	\$9,595.23	\$0.00	\$9,595.23		
Hall	\$3,656.13		\$3,656.13		
Hall Bath	\$5,133.69		\$5,133.69		
Bedroom	\$6,327.54	-\$125.02	\$6,202.52		
Kitchen	\$15,287.12	-\$341.75	\$14,945.37		
Utility Room	\$3,738.92	\$0.00	\$3,738.92		
Garage	\$1,228.53		\$1,228.53		
SubTotal	\$89,261.83	-\$671.29	\$88,590.54		
Contractor O&P	\$15,875.29		\$15,875.29		
Taxes	\$2,914.44		\$2,914.44		
Total Proceeds			\$107,380.27	\$107,380.27	
Less Unit Deductible			\$625.00	\$661.76	actual deductible
Net Proceeds			\$106,755.27	\$106,718.51	

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17620 Captiva

INVOICE # 32030

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,465.00	1,465.00
Plumbing Inspection & Repairs	1	6,195.00	6,195.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,985.00	34,985.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$13,798.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #003030

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



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ROOFING DIVISION

INVOICE

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Bonita Springs, FL 34135

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Island Park Village V.2
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Thank you for your business!

ISLAND PARK - #003031



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park Village 5.2
Property: 17620 Captiva Island Lane
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/9/2023
Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17620_CAPTIVA_FINAL

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose -These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised -ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all -in a timely fashion.

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17620_CAPTIVA_FINAL

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,211.00	0.00	280.95	1,491.95	(0.00)	1,491.95
2. Plumbing (Bid Item)	1.00 EA	6,195.00	0.00	1,437.24	7,632.24	(0.00)	7,632.24
Plumbing and final connection in Kitchen							
3. On-Site Evaluation and/or Supervisor/Admin - per hour	20.00 HR	71.86	35.41	333.43	1,806.04	(0.00)	1,806.04
<u>1910.12(a)</u>							
<i>Standards.</i> The standards prescribed in part 1926 of this chapter are adopted as occupational safety and health standards under section 6 of the Act and shall apply, according to the provisions thereof, to every employment and place of employment of every employee engaged in construction work. Each employer shall protect the employment and places of employment of each of his employees engaged in construction work by complying with the appropriate standards prescribed in this paragraph.							
<u>1910.12(b)</u>							
<i>Definition.</i> For purposes of this section, Construction work means work for construction, alteration, and/or repair, including painting and decorating. See discussion of these terms in § 1926.13 of this title.							
<u>1910.12(c)</u>							
<i>Construction Safety Act distinguished.</i> This section adopts as occupational safety and health standards under section 6 of the Act the standards which are prescribed in part 1926 of this chapter. Thus, the standards (substantive rules) published in subpart C and the following subparts of part 1926 of this chapter are applied. This section does not incorporate subparts A and B of part 1926 of this chapter. Subparts A and B have pertinence only to the application of section 107 of the Contract Work Hours and Safety Standards Act (the Construction Safety Act). For example, the interpretation of the term "subcontractor" in paragraph (c) of § 1926.13 of this chapter is significant in discerning the coverage of the Construction Safety Act and duties thereunder. However, the term "subcontractor" has no significance in the application of the Act, which was enacted under the Commerce Clause and which establishes duties for "employers" which are not dependent for their application upon any contractual relationship with the Federal Government or upon any form of Federal financial assistance.							
<u>1910.12(d)</u>							
For the purposes of this part, to the extent that it may not already be included in paragraph (b) of this section, "construction work" includes the erection of new electric transmission and distribution lines and equipment, and the alteration, conversion, and improvement of the existing transmission and distribution lines and equipment.							
<u>1926.20(b)</u>							
Accident prevention responsibilities.							
<u>1926.20(b)(1)</u>							
It shall be the responsibility of the employer to initiate and maintain such programs as may be necessary to comply with this part.							
<u>1926.20(b)(2)</u>							
Such programs shall provide for frequent and regular inspections of the job sites, materials, and equipment to be made by competent persons designated by the employers.							
<u>1926.20(b)(3)</u>							
The use of any machinery, tool, material, or equipment which is not in compliance with any applicable requirement of this part is prohibited. Such machine, tool, material, or equipment shall either be identified as unsafe by tagging or locking the controls to render them inoperable or shall be physically removed from its place of operation.							
<u>1926.20(b)(4)</u>							
The employer shall permit only those employees qualified by training or experience to operate equipment and machinery.							
4. Electrical (Bid Item)	1.00 EA	1,465.00	0.00	339.88	1,804.88	(0.00)	1,804.88
Total: Main Level			35.41	2,391.50	12,735.11	0.00	12,735.11

Elias Brothers GC Division
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elizabeth@ebgcontracting.com



Entry/Foyer

Height: 8'

145.52 SF Walls	90.59 SF Ceiling
236.12 SF Walls & Ceiling	90.59 SF Floor
10.07 SY Flooring	18.19 LF Floor Perimeter
18.19 LF Ceil. Perimeter	

Missing Wall

12' 6 3/16" X 8'

Opens into LIVING_ROOM

Missing Wall

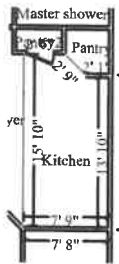
15' 10 3/16" X 8'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
5. Insulation (Agreed Price)	36.38 EA	2.82	0.00	23.80	126.39	(0.00)	126.39
6. 1/2" - drywall per LF - up to 2' tall	18.19 LF	14.00	1.67	59.47	315.80	(0.00)	315.80
7. Texture drywall - smooth / skim coat	45.00 SF	1.93	0.35	20.23	107.43	(0.00)	107.43
8. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66

The above line item is to account for misc materials and labor

Totals: Entry/Foyer			29.02	214.16	1,137.28	0.00	1,137.28
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Kitchen

Height: 8'

220.11 SF Walls	118.50 SF Ceiling
338.62 SF Walls & Ceiling	118.50 SF Floor
13.17 SY Flooring	27.51 LF Floor Perimeter
27.51 LF Ceil. Perimeter	

Missing Wall

15' 10 3/16" X 8'

Opens into ENTRY_FOYER

Missing Wall

2' 8 1/2" X 8'

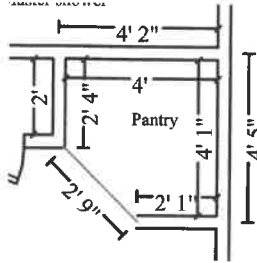
Opens into PANTRY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
9. Insulation (Agreed Price)	55.03 EA	2.82	0.00	36.00	191.18	(0.00)	191.18
10. 1/2" - drywall per LF - up to 2' tall	27.51 LF	14.00	2.53	89.94	477.61	(0.00)	477.61
11. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80
12. Remove Wallpaper	110.06 SF	1.20	0.00	30.64	162.71	(0.00)	162.71
13. Texture drywall - smooth / skim coat	70.00 SF	1.93	0.55	31.47	167.12	(0.00)	167.12
14. Misc*	1.00 EA	380.00	22.80	93.45	496.25	(0.00)	496.25

The above line item is to account for misc materials and labor

Totals: Kitchen			26.80	381.26	2,024.67	0.00	2,024.67
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Pantry

Height: 8'

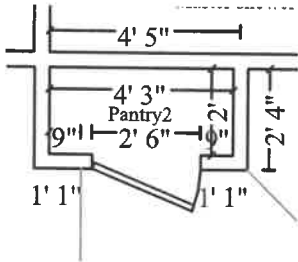
100.00 SF Walls	14.82 SF Ceiling
114.82 SF Walls & Ceiling	14.82 SF Floor
1.65 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

Missing Wall

2' 8 1/2" X 8'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
15. Insulation (Agreed Price)	25.00 EA	2.82	0.00	16.36	86.86	(0.00)	86.86
Cost for material needed							
16. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
17. Texture drywall - smooth / skim coat	30.50 SF	1.93	0.24	13.71	72.82	(0.00)	72.82
Totals: Pantry			1.39	70.94	376.70	0.00	376.70



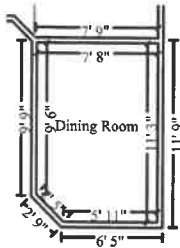
Pantry2

Height: 8'

100.00 SF Walls	8.50 SF Ceiling
108.50 SF Walls & Ceiling	8.50 SF Floor
0.94 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
18. Insulation (Agreed Price)	25.00 EA	2.82	0.00	16.36	86.86	(0.00)	86.86
Cost for material needed							
19. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
20. Texture drywall - smooth / skim coat	30.00 SF	1.93	0.23	13.50	71.63	(0.00)	71.63
Totals: Pantry2			1.38	70.73	375.51	0.00	375.51

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Dining Room

Height: 8'

294.53 SF Walls	84.74 SF Ceiling
379.28 SF Walls & Ceiling	84.74 SF Floor
9.42 SY Flooring	36.82 LF Floor Perimeter
36.82 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
21. Insulation (Agreed Price)	73.63 EA	2.82	0.00	48.18	255.82	(0.00)	255.82
Cost for material needed							
22. 1/2" - drywall per LF - up to 2' tall	36.82 LF	14.00	3.38	120.38	639.24	(0.00)	639.24
Per EBG GC Pricing							
23. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
24. Texture drywall - smooth / skim coat	88.36 SF	1.93	0.69	39.72	210.94	(0.00)	210.94
25. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							

Totals: Dining Room			31.49	374.37	1,988.03	0.00	1,988.03
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Living Room

Height: 8'

554.93 SF Walls	368.56 SF Ceiling
923.49 SF Walls & Ceiling	368.56 SF Floor
40.95 SY Flooring	69.37 LF Floor Perimeter
69.37 LF Ceil. Perimeter	

Missing Wall

12' 6 3/16" X 8'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
26. Insulation (Agreed Price)	138.73 EA	2.82	0.00	90.77	481.99	(0.00)	481.99
Market pricing for material needed							
27. 1/2" - drywall per LF - up to 2' tall	69.37 LF	14.00	6.37	226.78	1,204.33	(0.00)	1,204.33
Per EBG GC Pricing							
28. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
29. Texture drywall - smooth / skim coat	166.48 SF	1.93	1.30	74.86	397.47	(0.00)	397.47
30. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Living Room			35.52	613.94	3,260.21	0.00	3,260.21



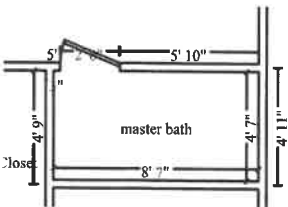
master bedroom

Height: 8'

421.33 SF Walls	173.36 SF Ceiling
594.69 SF Walls & Ceiling	173.36 SF Floor
19.26 SY Flooring	52.67 LF Floor Perimeter
52.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
31. Insulation (Agreed Price)	105.33 EA	2.82	0.00	68.91	365.94	(0.00)	365.94
Cost for material needed							
32. 1/2" - drywall per LF - up to 2' tall	52.67 LF	14.00	4.84	172.20	914.42	(0.00)	914.42
Fair market pricing for material needed							
33. Texture drywall - smooth / skim coat	126.40 SF	1.93	0.99	56.82	301.76	(0.00)	301.76
34. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							

Totals: master bedroom			32.83	408.59	2,169.78	0.00	2,169.78
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master bath

Height: 8'

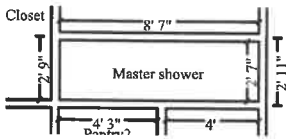
210.67 SF Walls	39.34 SF Ceiling
250.01 SF Walls & Ceiling	39.34 SF Floor
4.37 SY Flooring	26.33 LF Floor Perimeter
26.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
35. Remove Wallpaper	200.00 SF	1.20	0.00	55.68	295.68	(0.00)	295.68
36. Insulation (Agreed Price)	52.67 EA	2.82	0.00	34.46	182.99	(0.00)	182.99

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CONTINUED - master bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Cost for material needed							
37. 1/2" - drywall per LF - up to 2' tall	26.33 LF	14.00	2.42	86.08	457.12	(0.00)	457.12
38. Texture drywall - smooth / skim coat	63.20 SF	1.93	0.49	28.42	150.89	(0.00)	150.89
Totals: master bath			2.91	204.64	1,086.68	0.00	1,086.68



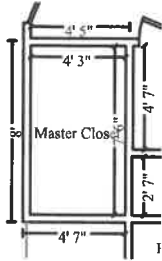
Master shower

Height: 8'

178.67 SF Walls	22.17 SF Ceiling
200.84 SF Walls & Ceiling	22.17 SF Floor
2.46 SY Flooring	22.33 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
39. Remove Wallpaper	89.33 SF	1.20	0.00	24.87	132.07	(0.00)	132.07
40. Insulation (Agreed Price)	44.67 EA	2.82	0.00	29.23	155.20	(0.00)	155.20
Cost for material needed							
41. 5/8" - drywall per LF - up to 2' tall	22.33 LF	14.00	2.18	73.02	387.82	(0.00)	387.82
Per EBG GC Pricing							
42. Texture drywall - smooth / skim coat	53.60 SF	1.93	0.42	24.10	127.97	(0.00)	127.97
43. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							
Totals: Master shower			29.60	261.88	1,390.72	0.00	1,390.72

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

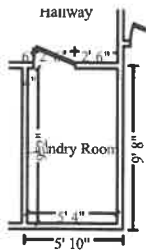


Master Closet

Height: 8'

188.00 SF Walls	31.88 SF Ceiling
219.88 SF Walls & Ceiling	31.88 SF Floor
3.54 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
44. Insulation (Agreed Price)	47.00 EA	2.82	0.00	30.74	163.28	(0.00)	163.28
Cost for material needed							
45. 1/2" - drywall per LF - up to 2' tall	23.50 LF	14.00	2.16	76.83	407.99	(0.00)	407.99
46. Texture drywall - smooth / skim coat	56.40 SF	1.93	0.44	25.35	134.64	(0.00)	134.64
Totals: Master Closet			2.60	132.92	705.91	0.00	705.91



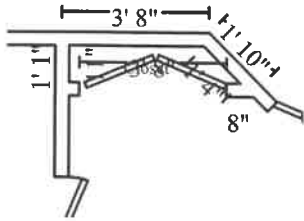
Laundry Room

Height: 8'

232.00 SF Walls	48.89 SF Ceiling
280.89 SF Walls & Ceiling	48.89 SF Floor
5.43 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
47. Insulation (Agreed Price)	58.00 EA	2.82	0.00	37.95	201.51	(0.00)	201.51
Cost for material needed							
48. 1/2" - drywall per LF - up to 2' tall	29.00 LF	14.00	2.66	94.81	503.47	(0.00)	503.47
Per EBG GC Pricing							
49. Texture drywall - smooth / skim coat	69.60 SF	1.93	0.54	31.29	166.16	(0.00)	166.16
50. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							
Totals: Laundry Room			30.20	274.71	1,458.80	0.00	1,458.80

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Closet

Height: 8'

78.60 SF Walls	3.49 SF Ceiling
82.09 SF Walls & Ceiling	3.49 SF Floor
0.39 SY Flooring	9.82 LF Floor Perimeter
9.82 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
51. Insulation (Agreed Price)	19.65 EA	2.82	0.00	12.86	68.27	(0.00)	68.27
Cost for material needed							
52. 1/2" - drywall per LF - up to 2' tall	9.82 LF	14.00	0.90	32.11	170.49	(0.00)	170.49
Fair market pricing for material needed							
53. Texture drywall - smooth / skim coat	23.58 SF	1.93	0.18	10.60	56.29	(0.00)	56.29
Totals: Closet			1.08	55.57	295.05	0.00	295.05



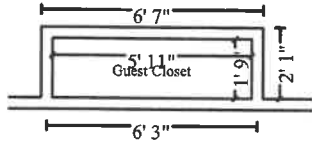
Guest Bath

Height: 8'

225.33 SF Walls	43.94 SF Ceiling
269.28 SF Walls & Ceiling	43.94 SF Floor
4.88 SY Flooring	28.17 LF Floor Perimeter
28.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
54. Insulation (Agreed Price)	56.33 EA	2.82	0.00	36.85	195.70	(0.00)	195.70
Cost for material needed							
55. 1/2" - drywall per LF - up to 2' tall	28.17 LF	14.00	2.59	92.10	489.07	(0.00)	489.07
Current pricing for material needed							
56. Texture drywall - smooth / skim coat	67.60 SF	1.93	0.53	30.39	161.39	(0.00)	161.39
57. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66
The above line item is to account for misc materials and labor							
Totals: Guest Bath			30.12	270.00	1,433.82	0.00	1,433.82

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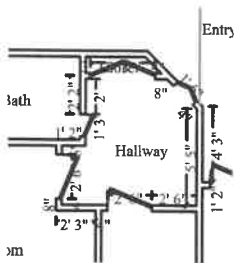


Guest Closet

Height: 8'

122.67 SF Walls	10.35 SF Ceiling
133.02 SF Walls & Ceiling	10.35 SF Floor
1.15 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Insulation (Agreed Price)	30.67 EA	2.82	0.00	20.07	106.56	(0.00)	106.56
Cost for material needed							
59. 1/2" - drywall per LF - up to 2' tall	15.33 LF	14.00	1.41	50.12	266.15	(0.00)	266.15
60. Texture drywall - smooth / skim coat	36.80 SF	1.93	0.29	16.53	87.84	(0.00)	87.84
Totals: Guest Closet			1.70	86.72	460.55	0.00	460.55



Hallway

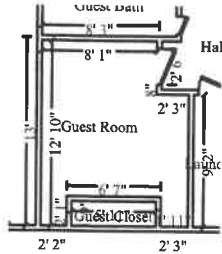
Height: 8'

226.92 SF Walls	47.35 SF Ceiling
274.27 SF Walls & Ceiling	47.35 SF Floor
5.26 SY Flooring	28.37 LF Floor Perimeter
28.37 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
61. Insulation (Agreed Price)	56.73 EA	2.82	0.00	37.12	197.10	(0.00)	197.10
Cost for material needed							
62. 1/2" - drywall per LF - up to 2' tall	28.37 LF	14.00	2.60	92.74	492.52	(0.00)	492.52
Per EBG GC Pricing							
63. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
64. Texture drywall - smooth / skim coat	68.08 SF	1.93	0.53	30.61	162.53	(0.00)	162.53
Totals: Hallway			3.55	215.90	1,146.52	0.00	1,146.52

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Guest Room

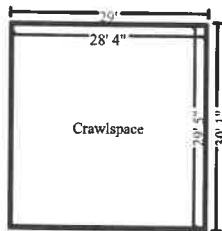
Height: 8'

404.00 SF Walls	110.65 SF Ceiling
514.65 SF Walls & Ceiling	110.65 SF Floor
12.29 SY Flooring	50.50 LF Floor Perimeter
50.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
65. Insulation (Agreed Price)	101.00 EA	2.82	0.00	66.08	350.90	(0.00)	350.90
Cost for material needed							
66. 1/2" - drywall per LF - up to 2' tall	50.50 LF	14.00	4.64	165.10	876.74	(0.00)	876.74
67. Texture drywall - smooth / skim coat	121.20 SF	1.93	0.95	54.49	289.36	(0.00)	289.36
68. Misc*	1.00 EA	450.00	27.00	110.66	587.66	(0.00)	587.66

The above line item is to account for misc materials and labor

Totals: Guest Room			32.59	396.33	2,104.66	0.00	2,104.66
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Crawlspace

Height: 8'

924.00 SF Walls	833.47 SF Ceiling
1757.47 SF Walls & Ceiling	833.47 SF Floor
92.61 SY Flooring	115.50 LF Floor Perimeter
115.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
69. Flooring Insulation (Agreed Price)*	1,178.00 SF	3.50	0.00	956.54	5,079.54	(0.00)	5,079.54
70. Moisture protection for crawl space - hydrated lime	1,178.00 SF	1.04	14.84	287.66	1,527.62	(0.00)	1,527.62
71. Vapor barrier - 15# felt	1,178.00 SF	0.37	5.65	102.43	543.94	(0.00)	543.94
72. Moisture protection for crawl space - visqueen - 10 mil	1,178.00 SF	0.47	7.77	130.25	691.68	(0.00)	691.68
73. Misc*	1.00 EA	500.00	30.00	122.96	652.96	(0.00)	652.96

Misc for material and labor needed

Totals: Crawlspace			58.26	1,599.84	8,495.74	0.00	8,495.74
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Total: Main Level			386.45	8,024.00	42,645.74	0.00	42,645.74
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Line Item Totals: 17620_CAPTIVA_FINAL			386.45	8,024.00	42,645.74	0.00	42,645.74
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 4627 Arnold Avenue, Suite #201
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Grand Total Areas:

5,372.62 SF Walls	2,592.48 SF Ceiling	7,965.11 SF Walls and Ceiling
2,592.48 SF Floor	288.05 SY Flooring	671.58 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	671.58 LF Ceil. Perimeter
2,592.48 Floor Area	2,764.40 Total Area	5,372.62 Interior Wall Area
3,157.31 Exterior Wall Area	350.81 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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17620 Captiva Total

Summary

Line Item Total	34,235.29
Material Sales Tax	351.04
Subtotal	34,586.33
Overhead	4,150.31
Profit	3,873.69
Laundering Tax	35.41
Replacement Cost Value	\$42,645.74
Net Claim	\$42,645.74

Elizabeth Brath
Estimator

17620 Captiva Electrical Inspections & Repairs	1,465.00	Crawlspace
Plumbing Inspections & Repairs	6,195.00	
Insurance Proceeds Not Provided	(5,308.33)	
Adjusted Plumbing Inspections & Repairs	886.67	
General Conditions, Insulation, dryall, hang & finish	34,985.00	
Insurance Proceeds Not Provided	(29,865.95)	
Adjusted General Conditions, Insulation, dryall, hang & finish	5,119.05	
Deposit Received	(28,846.16)	
Balance Remaining	(21,375.44)	

Proceeds Per FG Insurance Report

1.0 EA	12-Replace Water Heater	730.97	730.97	730.97	Garage
	Overhead & Profit			20%	146.19
	Taxes			6.5%	9.50
	Total Plumbing				<u>886.67</u>
1.0 EA	015-Dumpster Rental	#####	1,123.95	1,123.95	Exterior/General
51.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	154.36	154.36	Bathroom
123.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	367.14	367.14	Bedroom
86.8 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	258.66	258.66	Hallway
70.3 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	209.49	209.49	Kitchen/Entry
119.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	355.22	355.22	Living Room
114.2 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	340.32	340.32	Master Bathroom
164.0 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	488.72	488.72	Master Bedroom
51.0 SF	03-Replace Wall Drywall on Wood Framing (100.0% /	2.98	151.98	151.98	Utility Room
184.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	206.98	206.98	Bedroom
130.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	145.82	145.82	Hallway
178.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	200.26	200.26	Living Room
246.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	275.52	275.52	Master Bedroom
76.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	85.68	85.68	Utility Room
47.7 SF	03-Texture Walls Excludes area of tub and vanity	1.12	53.42	53.42	Bathroom
	Total Insulation, Drywall, & Texture				<u>3,293.57</u>
	Overhead & Profit			20%	658.71
	Taxes			6.5%	42.82
	Total Insulation, Drywall, & Texture with OH, P, and Taxes				<u>3,995.10</u>
	Total General Conditions				<u>5,119.05</u>

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17620 Captiva

INVOICE # 32030

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,465.00	1,465.00
Plumbing Inspection & Repairs	1	6,195.00	6,195.00
			Insurance Proceeds Not Provided (5,308.33)
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,985.00	34,985.00
			Insurance Proceeds Not Provided (29,865.95)
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

BALANCE DUE

~~-\$13,798.84~~

Remaining Credit

(\$21,375.44)

Thank you for your business!

ISLAND PARK - #003046



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park Village 5.2
Property: 17642 Captiva Island Lane
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/9/2023
Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17642_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

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Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

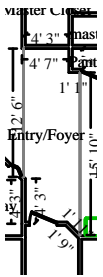
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17642_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,200.00	0.00	278.40	1,478.40	(0.00)	1,478.40
2. Electrical (Bid Item)	1.00 EA	5,000.00	0.00	1,160.00	6,160.00	(0.00)	6,160.00
3. Plumbing (Bid Item)	1.00 EA	1,500.00	0.00	348.00	1,848.00	(0.00)	1,848.00
4. On-Site Evaluation and/or Supervisor/Admin - per hour	96.00 HR	71.86	169.98	1,600.47	8,669.01	(0.00)	8,669.01
Total: Main Level			169.98	3,386.87	18,155.41	0.00	18,155.41



Entry/Foyer

Height: 8'

- 145.52 SF Walls
- 236.12 SF Walls & Ceiling
- 10.07 SY Flooring
- 18.19 LF Ceil. Perimeter
- 90.59 SF Ceiling
- 90.59 SF Floor
- 18.19 LF Floor Perimeter

Missing Wall

12' 6 3/16" X 8'

Opens into LIVING_ROOM

Missing Wall

15' 10 3/16" X 8'

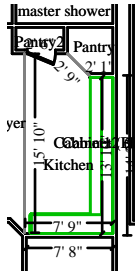
Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
5. Insulation (Bid Item)	36.38 EA	2.32	0.00	19.58	103.98	(0.00)	103.98
6. 1/2" - drywall per LF - up to 2' tall	18.19 LF	14.00	1.67	59.47	315.80	(0.00)	315.80
7. Texture drywall - smooth / skim coat	72.76 SF	1.93	0.57	32.71	173.71	(0.00)	173.71
8. Scrape the walls & prep for paint	145.52 SF	0.77	0.09	26.02	138.16	(0.00)	138.16
9. Mask wall - plastic, paper, tape (per LF)	18.19 LF	1.81	0.29	7.70	40.91	(0.00)	40.91
10. Seal/prime then paint the walls twice (3 coats)	145.52 SF	1.59	3.23	54.44	289.05	(0.00)	289.05
Doors and Trim							
11. Baseboard - 5 1/4"	18.19 LF	5.76	3.18	25.04	132.99	(0.00)	132.99
12. Base cap	18.19 LF	2.12	1.05	9.20	48.81	(0.00)	48.81
13. Seal & paint baseboard, oversized - two coats	18.19 LF	1.90	0.21	8.07	42.84	(0.00)	42.84
14. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
15. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13

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CONTINUED - Entry/Foyer

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
16. R&R Exterior door - metal - insulated / wood - High grade	1.00 EA	669.64	31.13	162.60	863.37	(0.00)	863.37
17. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
18. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
19. Door lockset & deadbolt - exterior - High grade	1.00 EA	132.03	5.89	32.00	169.92	(0.00)	169.92
20. Cove molding - 3/4" - hardwood	18.19 LF	2.73	1.63	11.90	63.19	(0.00)	63.19
Floors							
21. Engineered wood flooring	104.18 SF	17.00	119.39	438.59	2,329.04	(0.00)	2,329.04
Cost for material and labor needed							
22. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
23. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
24. R&R Fir subfloor - no finish	90.59 SF	11.88	21.69	254.71	1,352.61	(0.00)	1,352.61
Totals: Entry/Foyer			255.40	1,510.00	8,018.46	0.00	8,018.46



Kitchen

Height: 8'

220.11 SF Walls	118.50 SF Ceiling
338.62 SF Walls & Ceiling	118.50 SF Floor
13.17 SY Flooring	27.51 LF Floor Perimeter
27.51 LF Ceil. Perimeter	

Missing Wall

15' 10 3/16" X 8'

Opens into ENTRY_FOYER

Missing Wall

2' 8 1/2" X 8'

Opens into PANTRY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
25. Apply plant-based anti-microbial agent to the floor	118.50 SF	0.34	0.36	9.42	50.07	(0.00)	50.07
26. Insulation (Agreed Price)	55.03 SF	2.32	0.00	29.62	157.29	(0.00)	157.29
27. 1/2" - drywall per LF - up to 2' tall	27.51 LF	14.00	2.53	89.94	477.61	(0.00)	477.61
28. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

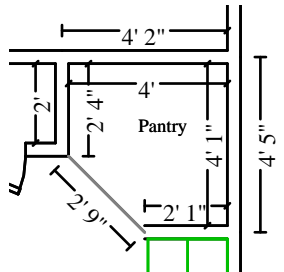
CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Texture drywall - smooth / skim coat	110.06 SF	1.93	0.86	49.48	262.76	(0.00)	262.76
30. Scrape the walls & prep for paint	220.11 SF	0.77	0.13	39.36	208.97	(0.00)	208.97
31. Mask and prep for paint - plastic, paper, tape (per LF)	27.51 LF	1.62	0.45	10.44	55.46	(0.00)	55.46
32. Seal/prime then paint the walls twice (3 coats)	220.11 SF	1.59	4.89	82.34	437.20	(0.00)	437.20
Doors and Trim							
33. Baseboard - 5 1/4"	27.51 LF	5.76	4.80	37.89	201.15	(0.00)	201.15
34. Seal & paint baseboard, oversized - two coats	27.51 LF	1.90	0.31	12.20	64.78	(0.00)	64.78
35. Base cap	27.51 LF	2.12	1.58	13.90	73.80	(0.00)	73.80
36. Cove molding - 3/4" - hardwood	27.51 LF	2.73	2.46	18.00	95.56	(0.00)	95.56
Fixtures							
37. Cabinetry - lower (base) units	18.00 LF	271.81	236.41	1,189.93	6,318.92	(0.00)	6,318.92
38. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,055.00	5,602.38	(0.00)	5,602.38
39. Cabinet knob or pull	18.00 EA	10.27	3.82	43.77	232.45	(0.00)	232.45
40. Countertop subdeck - plywood	191.00 SF	4.29	20.28	194.80	1,034.47	(0.00)	1,034.47
41. Countertop - solid surface	20.00 SF	69.93	53.64	336.92	1,789.16	(0.00)	1,789.16
42. Seal & paint cabinetry - lower - faces only	18.00 LF	24.76	3.87	104.29	553.84	(0.00)	553.84
43. Detach & Reset Refrigerator - side by side - 22 to 25 cf	1.00 EA	56.61	0.00	13.13	69.74	(0.00)	69.74
44. Detach & Reset Dishwasher - High grade	1.00 EA	292.90	0.00	67.96	360.86	(0.00)	360.86
45. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	26.08	138.52	(0.00)	138.52
46. Detach & Reset Range - freestanding - gas	1.00 EA	200.78	0.00	46.58	247.36	(0.00)	247.36
47. Garbage disposer	1.00 EA	280.22	8.39	66.97	355.58	(0.00)	355.58
48. Countertop - Granite or Marble	5.00 SF	75.22	8.29	89.17	473.56	(0.00)	473.56
49. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	134.24	712.85	(0.00)	712.85
50. 4" backsplash for flat laid countertop	18.00 LF	9.52	5.85	41.11	218.32	(0.00)	218.32
51. Outlet	5.00 EA	18.25	0.51	21.29	113.05	(0.00)	113.05
52. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	17.77	94.37	(0.00)	94.37
53. R&R Plumbing fixture supply line	1.00 EA	31.64	0.41	7.45	39.50	(0.00)	39.50
54. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	78.72	418.04	(0.00)	418.04
55. Sink strainer and drain assembly	1.00 EA	57.07	1.08	13.49	71.64	(0.00)	71.64
56. Sink faucet - Kitchen - High grade	2.00 EA	402.01	36.52	195.00	1,035.54	(0.00)	1,035.54
57. Sink sprayer attachment - center pull	1.00 EA	89.14	3.00	21.38	113.52	(0.00)	113.52

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Angle stop valve	1.00 EA	41.23	0.43	9.67	51.33	(0.00)	51.33
Floors							
59. R&R Fir subfloor - no finish	118.50 SF	11.88	28.37	333.18	1,769.33	(0.00)	1,769.33
60. Engineered wood flooring	136.28 SF	17.00	156.18	573.72	3,046.66	(0.00)	3,046.66
Cost for material and labor needed							
61. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Kitchen			818.06	5,395.30	28,650.77	0.00	28,650.77



Pantry

Height: 8'

100.00 SF Walls	14.82 SF Ceiling
114.82 SF Walls & Ceiling	14.82 SF Floor
1.65 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

Missing Wall

2' 8 1/2" X 8'

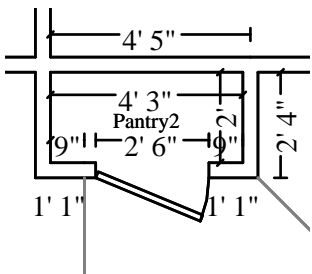
Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
62. Apply plant-based anti-microbial agent to the floor	14.82 SF	0.33	0.04	1.14	6.07	(0.00)	6.07
63. Insulation (Bid Item)	25.00 EA	2.32	0.00	13.46	71.46	(0.00)	71.46
64. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
65. Texture drywall - smooth / skim coat	50.00 SF	1.93	0.39	22.48	119.37	(0.00)	119.37
66. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
67. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
68. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74
69. Seal/prime then paint the walls twice (3 coats)	100.00 SF	1.59	2.22	37.41	198.63	(0.00)	198.63
Doors and Trim							
70. Baseboard - 5 1/4"	12.50 LF	5.76	2.18	17.20	91.38	(0.00)	91.38
71. Base cap	12.50 LF	2.12	0.72	6.32	33.54	(0.00)	33.54

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Pantry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
72. Cove molding - 3/4" - hardwood	12.50 LF	2.73	1.12	8.18	43.43	(0.00)	43.43
73. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
74. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
75. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	60.67	322.17	(0.00)	322.17
76. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	28.59	151.82	(0.00)	151.82
77. Closet shelf and rod package - Detach & reset	12.50 LF	14.30	0.00	41.47	220.22	(0.00)	220.22
Floors							
78. R&R Fir subfloor - no finish	14.82 SF	11.88	3.55	41.67	221.28	(0.00)	221.28
79. Floor preparation for resilient flooring	14.82 SF	0.72	0.09	2.50	13.26	(0.00)	13.26
80. Engineered wood flooring	17.04 SF	17.00	19.53	71.73	380.94	(0.00)	380.94
Cost for material and labor needed							
Totals: Pantry			52.76	484.25	2,571.49	0.00	2,571.49



Pantry2

Height: 8'

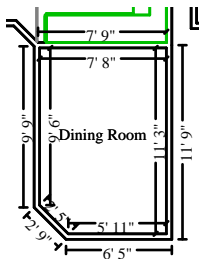
- 100.00 SF Walls
- 108.50 SF Walls & Ceiling
- 0.94 SY Flooring
- 12.50 LF Ceil. Perimeter
- 8.50 SF Ceiling
- 8.50 SF Floor
- 12.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
81. Apply plant-based anti-microbial agent to the floor	8.50 SF	0.33	0.03	0.66	3.50	(0.00)	3.50
82. Insulation (Bid Item)	25.00 EA	2.32	0.00	13.46	71.46	(0.00)	71.46
83. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
Fair market pricing for material needed							
84. Texture drywall - smooth / skim coat	50.00 SF	1.93	0.39	22.48	119.37	(0.00)	119.37
85. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
86. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
87. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Pantry2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
88. Seal/prime then paint the walls twice (3 coats)	100.00 SF	1.59	2.22	37.41	198.63	(0.00)	198.63
Doors and Trim							
89. Baseboard - 5 1/4"	12.50 LF	5.76	2.18	17.20	91.38	(0.00)	91.38
90. Base cap	12.50 LF	2.12	0.72	6.32	33.54	(0.00)	33.54
91. Cove molding - 3/4" - hardwood	12.50 LF	2.73	1.12	8.18	43.43	(0.00)	43.43
92. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
93. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
94. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	83.36	442.66	(0.00)	442.66
95. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	28.59	151.82	(0.00)	151.82
96. Closet shelf and rod package - Detach & reset	12.50 LF	14.30	0.00	41.47	220.22	(0.00)	220.22
Floors							
97. R&R Fir subfloor - no finish	8.50 SF	11.88	2.04	23.89	126.91	(0.00)	126.91
98. Engineered wood flooring	9.78 SF	17.00	11.21	41.18	218.65	(0.00)	218.65
Cost for material and labor needed							
99. Floor preparation for resilient flooring	8.50 SF	0.72	0.05	1.44	7.61	(0.00)	7.61
Totals: Pantry2			44.26	457.07	2,427.10	0.00	2,427.10



Dining Room

Height: 8'

294.53 SF Walls	84.74 SF Ceiling
379.28 SF Walls & Ceiling	84.74 SF Floor
9.42 SY Flooring	36.82 LF Floor Perimeter
36.82 LF Ceil. Perimeter	

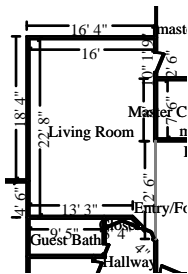
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
100. Apply plant-based anti-microbial agent to the floor	84.74 SF	0.33	0.25	6.55	34.76	(0.00)	34.76
101. Insulation (Bid Item)	73.63 EA	2.32	0.00	39.63	210.45	(0.00)	210.45
102. 1/2" - drywall per LF - up to 2' tall	36.82 LF	14.00	3.38	120.38	639.24	(0.00)	639.24

Per EBG GC Pricing

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
103. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
104. Texture drywall - smooth / skim coat	147.27 SF	1.93	1.15	66.21	351.59	(0.00)	351.59
105. Scrape the walls & prep for paint	294.53 SF	0.77	0.18	52.65	279.62	(0.00)	279.62
106. Mask and cover light fixture	3.00 EA	16.59	0.14	11.58	61.49	(0.00)	61.49
107. Mask and prep for paint - plastic, paper, tape (per LF)	36.82 LF	1.59	0.60	13.72	72.86	(0.00)	72.86
108. Seal/prime then paint the walls twice (3 coats)	294.53 SF	1.59	6.54	110.16	585.00	(0.00)	585.00
Doors and Trim							
109. Baseboard - 5 1/4"	36.82 LF	5.76	6.43	50.69	269.20	(0.00)	269.20
110. Base cap	36.82 LF	2.12	2.12	18.60	98.78	(0.00)	98.78
111. Seal & paint baseboard, oversized - two coats	36.82 LF	1.90	0.42	16.34	86.72	(0.00)	86.72
112. R&R Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	284.92	10.93	68.63	364.48	(0.00)	364.48
113. Cove molding - 3/4" - hardwood	36.82 LF	2.73	3.29	24.08	127.89	(0.00)	127.89
Floors							
114. R&R Fir subfloor - no finish	84.74 SF	11.88	20.29	238.26	1,265.26	(0.00)	1,265.26
115. Engineered wood flooring	97.46 SF	17.00	111.69	410.29	2,178.80	(0.00)	2,178.80
Cost for material and labor needed							
116. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Dining Room			222.26	1,579.97	8,390.23	0.00	8,390.23



Living Room

Height: 8'

554.93 SF Walls	368.56 SF Ceiling
923.49 SF Walls & Ceiling	368.56 SF Floor
40.95 SY Flooring	69.37 LF Floor Perimeter
69.37 LF Ceil. Perimeter	

Missing Wall

12' 6 3/16" X 8'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							



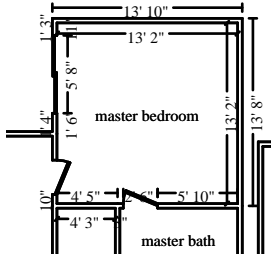
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
117. Apply plant-based anti-microbial agent to the floor	368.56 SF	0.33	1.11	28.46	151.19	(0.00)	151.19
118. Insulation (Bid Item)	138.73 EA	2.32	0.00	74.67	396.52	(0.00)	396.52
119. 1/2" - drywall per LF - up to 2' tall	69.37 LF	14.00	6.37	226.78	1,204.33	(0.00)	1,204.33
Per EBG GC Pricing							
120. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
121. Texture drywall - smooth / skim coat	277.47 SF	1.93	2.16	124.74	662.42	(0.00)	662.42
122. Seal & paint baseboard, oversized - two coats	69.37 LF	1.90	0.79	30.76	163.35	(0.00)	163.35
123. Scrape the walls & prep for paint	554.93 SF	0.77	0.33	99.22	526.85	(0.00)	526.85
124. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
125. Seal/prime then paint the walls twice (3 coats)	554.93 SF	1.59	12.32	207.56	1,102.22	(0.00)	1,102.22
126. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	20.06	106.52	(0.00)	106.52
Doors and Trim							
127. Baseboard - 5 1/4"	69.37 LF	5.76	12.11	95.51	507.19	(0.00)	507.19
128. Base cap	69.37 LF	2.12	4.00	35.05	186.11	(0.00)	186.11
129. Cove molding - 3/4" - hardwood	69.37 LF	2.73	6.20	45.37	240.95	(0.00)	240.95
130. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
131. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
132. Detach & Reset Outlet	5.00 EA	22.82	0.00	26.47	140.57	(0.00)	140.57
Floors							
133. R&R Fir subfloor - no finish	368.56 SF	11.88	88.23	1,036.29	5,503.01	(0.00)	5,503.01
134. Engineered wood flooring	423.84 SF	17.00	485.72	1,784.31	9,475.31	(0.00)	9,475.31
Fair Market Pricing							
135. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Living Room			686.59	4,254.91	22,595.06	0.00	22,595.06

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



master bedroom

Height: 8'

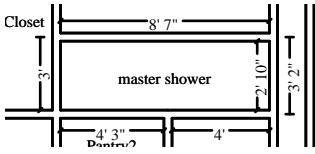
421.33 SF Walls	173.36 SF Ceiling
594.69 SF Walls & Ceiling	173.36 SF Floor
19.26 SY Flooring	52.67 LF Floor Perimeter
52.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
136. Apply plant-based anti-microbial agent to the floor	173.36 SF	0.33	0.52	13.40	71.13	(0.00)	71.13
137. Insulation (Bid Item)	105.33 EA	2.32	0.00	56.69	301.06	(0.00)	301.06
138. 1/2" - drywall per LF - up to 2' tall	52.67 LF	14.00	4.84	172.20	914.42	(0.00)	914.42
Fair market pricing for material needed							
139. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
140. Texture drywall - smooth / skim coat	210.67 SF	1.93	1.64	94.71	502.94	(0.00)	502.94
141. Scrape the walls & prep for paint	421.33 SF	0.77	0.25	75.33	400.00	(0.00)	400.00
142. Mask and prep for paint - plastic, paper, tape (per LF)	52.67 LF	1.59	0.85	19.63	104.23	(0.00)	104.23
143. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
144. Seal/prime then paint the walls twice (3 coats)	421.33 SF	1.59	9.35	157.59	836.85	(0.00)	836.85
Doors and Trim							
145. Baseboard - 5 1/4"	52.67 LF	5.76	9.20	72.52	385.10	(0.00)	385.10
146. Base cap	52.67 LF	2.12	3.03	26.61	141.30	(0.00)	141.30
147. Seal & paint baseboard, oversized - two coats	52.67 LF	1.90	0.60	23.36	124.03	(0.00)	124.03
148. Cove molding - 3/4" - hardwood	52.67 LF	2.73	4.71	34.45	182.95	(0.00)	182.95
149. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	124.02	658.62	(0.00)	658.62
150. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	37.06	1.44	34.72	184.40	(0.00)	184.40
151. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
152. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
153. Outlet	5.00 EA	21.39	0.51	24.93	132.39	(0.00)	132.39
Floors							
154. R&R Fir subfloor - no finish	173.36 SF	11.88	41.50	487.44	2,588.46	(0.00)	2,588.46
155. Engineered wood flooring	199.37 SF	17.00	228.48	839.32	4,457.09	(0.00)	4,457.09
Cost for material and labor needed							
156. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: master bedroom			400.44	2,691.00	14,290.13	0.00	14,290.13

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

master shower

Height: 8'



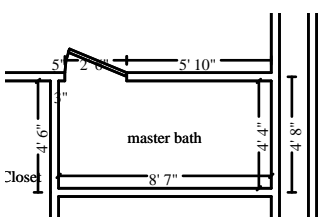
182.67 SF Walls	24.32 SF Ceiling
206.99 SF Walls & Ceiling	24.32 SF Floor
2.70 SY Flooring	22.83 LF Floor Perimeter
22.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
157. Apply plant-based anti-microbial agent to the floor	24.32 SF	0.33	0.07	1.88	9.98	(0.00)	9.98
158. Insulation (Bid Item)	45.67 EA	2.32	0.00	24.58	130.53	(0.00)	130.53
159. 5/8" - drywall per LF - up to 2' tall	22.83 LF	14.00	2.18	74.65	396.45	(0.00)	396.45
Per EBG GC Pricing							
160. Texture drywall - smooth / skim coat	91.33 SF	1.93	0.71	41.06	218.04	(0.00)	218.04
161. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
162. Scrape the walls & prep for paint	182.67 SF	0.77	0.11	32.65	173.42	(0.00)	173.42
163. Mask and prep for paint - plastic, paper, tape (per LF)	22.83 LF	1.59	0.37	8.51	45.18	(0.00)	45.18
164. Seal/prime then paint the walls twice (3 coats)	182.67 SF	1.59	4.06	68.33	362.84	(0.00)	362.84
Doors and Trim							
165. Baseboard - 5 1/4"	22.83 LF	5.76	3.99	31.44	166.93	(0.00)	166.93
166. Seal & paint baseboard, oversized - two coats	22.83 LF	1.90	0.26	10.13	53.77	(0.00)	53.77
167. Base cap	22.83 LF	2.12	1.32	11.54	61.26	(0.00)	61.26
168. Cove molding - 3/4" - hardwood	22.83 LF	2.73	2.04	14.93	79.30	(0.00)	79.30
169. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
170. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	17.36	92.20	(0.00)	92.20
171. Pocket door unit - Colonist	1.00 EA	357.29	10.86	85.41	453.56	(0.00)	453.56
172. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	21.03	111.66	(0.00)	111.66
173. Pocket door latch	1.00 EA	29.21	0.68	6.94	36.83	(0.00)	36.83
Fixtures							
174. Vanity with granite or marble top	8.00 LF	502.17	182.95	974.46	5,174.77	(0.00)	5,174.77
175. Paint vanity - inside and out	8.00 LF	33.90	2.15	63.41	336.76	(0.00)	336.76
176. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
177. Paint cabinetry - upper - inside and out	2.00 LF	29.92	0.47	13.99	74.30	(0.00)	74.30
178. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
179. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
180. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68

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CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
182. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
183. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
184. Shower base	1.00 EA	361.65	16.58	87.76	465.99	(0.00)	465.99
185. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	429.79	2,282.35	(0.00)	2,282.35
186. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	11.41	60.58	(0.00)	60.58
187. Shower faucet	1.00 EA	260.24	7.80	62.19	330.23	(0.00)	330.23
188. Shower head only	1.00 EA	66.02	1.83	15.74	83.59	(0.00)	83.59
189. Shower door	1.00 EA	575.82	23.64	139.08	738.54	(0.00)	738.54
Floors							
190. R&R Fir subfloor - no finish	24.32 SF	11.88	5.82	68.38	363.12	(0.00)	363.12
191. Grout sealer	24.32 SF	1.14	0.23	6.50	34.45	(0.00)	34.45
192. Mortar bed for tile floors	24.32 SF	4.27	2.89	24.76	131.50	(0.00)	131.50
193. Floor Covering - Tile *	27.97 EA	26.09	0.00	169.30	899.04	(0.00)	899.04
194. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: master shower			401.40	3,129.90	16,620.64	0.00	16,620.64



master bath

Height: 8'

206.67 SF Walls	37.19 SF Ceiling
243.86 SF Walls & Ceiling	37.19 SF Floor
4.13 SY Flooring	25.83 LF Floor Perimeter
25.83 LF Ceil. Perimeter	

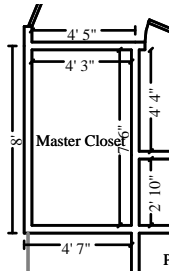
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
195. Apply plant-based anti-microbial agent to the floor	37.19 SF	0.33	0.11	2.86	15.24	(0.00)	15.24
196. Insulation (Bid Item)	51.67 EA	2.32	0.00	27.81	147.68	(0.00)	147.68
197. 1/2" - drywall per LF - up to 2' tall	25.83 LF	14.00	2.37	84.44	448.43	(0.00)	448.43
198. Texture drywall - smooth / skim coat	103.33 SF	1.93	0.81	46.46	246.70	(0.00)	246.70
199. Scrape the walls & prep for paint	206.67 SF	0.77	0.12	36.94	196.20	(0.00)	196.20

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CONTINUED - master bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
200. Mask and prep for paint - plastic, paper, tape (per LF)	25.83 LF	1.59	0.42	9.63	51.12	(0.00)	51.12
201. Seal/prime then paint the walls twice (3 coats)	206.67 SF	1.59	4.59	77.29	410.49	(0.00)	410.49
Doors and Trim							
202. Baseboard - 5 1/4"	25.83 LF	5.76	4.51	35.56	188.85	(0.00)	188.85
203. Base cap	25.83 LF	2.12	1.49	13.05	69.30	(0.00)	69.30
204. Cove molding - 3/4" - hardwood	25.83 LF	2.73	2.31	16.90	89.73	(0.00)	89.73
205. Seal & paint baseboard, oversized - two coats	25.83 LF	1.90	0.29	11.45	60.82	(0.00)	60.82
206. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
207. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
208. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
209. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
210. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
Fixtures							
211. Vanity with granite or marble top	5.00 LF	502.17	114.34	609.05	3,234.24	(0.00)	3,234.24
212. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	51.36	272.75	(0.00)	272.75
213. Sink faucet - Bathroom	2.00 EA	233.54	17.08	112.32	596.48	(0.00)	596.48
214. Sink - double basin	1.00 EA	413.16	16.61	99.70	529.47	(0.00)	529.47
215. Sink strainer and drain assembly	2.00 EA	57.07	2.16	26.98	143.28	(0.00)	143.28
216. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	54.97	291.89	(0.00)	291.89
217. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
218. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
Floors							
219. R&R Fir subfloor - no finish	37.19 SF	11.88	8.90	104.56	555.28	(0.00)	555.28
220. Mortar bed for tile floors	37.19 SF	4.27	4.42	37.88	201.10	(0.00)	201.10
221. Floor Covering - Tile *	42.77 EA	26.09	0.00	258.88	1,374.75	(0.00)	1,374.75
222. Grout sealer	37.19 SF	1.14	0.36	9.92	52.68	(0.00)	52.68
Totals: master bath			221.04	1,955.65	10,385.34	0.00	10,385.34

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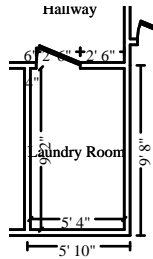
Master Closet

Height: 8'

188.00 SF Walls	31.88 SF Ceiling
219.88 SF Walls & Ceiling	31.88 SF Floor
3.54 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
223. Insulation (Bid Item)	47.00 EA	2.32	0.00	25.29	134.33	(0.00)	134.33
224. Apply plant-based anti-microbial agent to the floor	31.88 SF	0.33	0.10	2.46	13.08	(0.00)	13.08
225. 1/2" - drywall per LF - up to 2' tall	23.50 LF	14.00	2.16	76.83	407.99	(0.00)	407.99
226. Texture drywall - smooth / skim coat	94.00 SF	1.93	0.73	42.26	224.41	(0.00)	224.41
227. Scrape the walls & prep for paint	188.00 SF	0.77	0.11	33.60	178.47	(0.00)	178.47
228. Mask and prep for paint - plastic, paper, tape (per LF)	23.50 LF	1.59	0.38	8.76	46.51	(0.00)	46.51
229. Seal/prime then paint the walls twice (3 coats)	188.00 SF	1.59	4.17	70.32	373.41	(0.00)	373.41
Doors and Trim							
230. Cove molding - 3/4" - hardwood	23.50 LF	2.73	2.10	15.38	81.64	(0.00)	81.64
231. Baseboard - 5 1/4"	23.50 LF	5.76	4.10	32.35	171.81	(0.00)	171.81
232. Base cap	23.50 LF	2.12	1.35	11.87	63.04	(0.00)	63.04
233. Seal & paint baseboard, oversized - two coats	23.50 LF	1.90	0.27	10.42	55.34	(0.00)	55.34
234. Bifold mirrored door set - Double	1.00 EA	620.53	27.83	150.42	798.78	(0.00)	798.78
235. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair Market pricing for material needed							
236. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
Floors							
237. R&R Fir subfloor - no finish	31.88 SF	11.88	7.63	89.64	476.00	(0.00)	476.00
238. Engineered wood flooring	36.66 SF	17.00	42.01	154.34	819.57	(0.00)	819.57
Cost for material and labor needed							
Totals: Master Closet			104.38	803.68	4,267.82	0.00	4,267.82

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Laundry Room

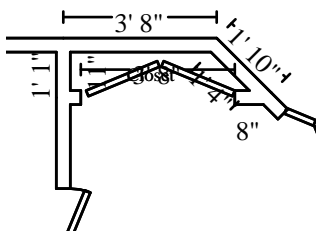
Height: 8'

232.00 SF Walls	48.89 SF Ceiling
280.89 SF Walls & Ceiling	48.89 SF Floor
5.43 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
239. Apply plant-based anti-microbial agent to the floor	48.89 SF	0.33	0.15	3.79	20.07	(0.00)	20.07
240. Insulation (Bid Item)	58.00 EA	2.32	0.00	31.22	165.78	(0.00)	165.78
241. 1/2" - drywall per LF - up to 2' tall	29.00 LF	14.00	2.66	94.81	503.47	(0.00)	503.47
Per EBG GC Pricing							
242. Texture drywall - smooth / skim coat	116.00 SF	1.93	0.90	52.16	276.94	(0.00)	276.94
243. Detach & Reset Washer/Washing machine & dryer combo - Electric	1.00 EA	66.74	0.00	15.49	82.23	(0.00)	82.23
244. Scrape the walls & prep for paint	232.00 SF	0.77	0.14	41.49	220.27	(0.00)	220.27
245. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
246. Mask and prep for paint - plastic, paper, tape (per LF)	29.00 LF	1.59	0.47	10.80	57.38	(0.00)	57.38
247. Seal & paint baseboard, oversized - two coats	29.00 LF	1.90	0.33	12.86	68.29	(0.00)	68.29
248. Seal/prime then paint the walls twice (3 coats)	232.00 SF	1.59	5.15	86.79	460.82	(0.00)	460.82
Doors and Trim							
249. Baseboard - 5 1/4"	29.00 LF	5.76	5.06	39.93	212.03	(0.00)	212.03
250. Base cap	29.00 LF	2.12	1.67	14.66	77.81	(0.00)	77.81
251. Cove molding - 3/4" - hardwood	29.00 LF	2.73	2.59	18.97	100.73	(0.00)	100.73
252. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
253. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
254. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
255. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
256. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
Floors							
257. R&R Fir subfloor - no finish	48.89 SF	11.88	11.70	137.46	729.97	(0.00)	729.97
258. Engineered wood flooring	56.22 SF	17.00	64.43	236.68	1,256.85	(0.00)	1,256.85
Price for professional material needed							
259. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							

Totals: Laundry Room **179.15** **1,221.68** **6,487.25** **0.00** **6,487.25**

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Closet

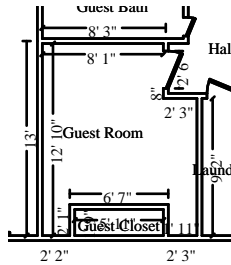
Height: 8'

78.60 SF Walls
82.09 SF Walls & Ceiling
0.39 SY Flooring
9.82 LF Ceil. Perimeter

3.49 SF Ceiling
3.49 SF Floor
9.82 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
260. Apply plant-based anti-microbial agent to the floor	3.49 SF	0.33	0.01	0.27	1.43	(0.00)	1.43
261. Insulation (Bid Item)	19.65 EA	2.32	0.00	10.58	56.17	(0.00)	56.17
262. 1/2" - drywall per LF - up to 2' tall	9.82 LF	14.00	0.90	32.11	170.49	(0.00)	170.49
Fair market pricing for material needed							
263. Texture drywall - smooth / skim coat	39.30 SF	1.93	0.31	17.68	93.84	(0.00)	93.84
264. Scrape the walls & prep for paint	78.60 SF	0.77	0.05	14.06	74.63	(0.00)	74.63
265. Mask and prep for paint - plastic, paper, tape (per LF)	9.82 LF	1.59	0.16	3.66	19.43	(0.00)	19.43
266. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
267. Seal/prime then paint the walls twice (3 coats)	78.60 SF	1.59	1.74	29.41	156.12	(0.00)	156.12
Doors and Trim							
268. Baseboard - 5 1/4"	9.82 LF	5.76	1.71	13.53	71.80	(0.00)	71.80
269. Base cap	9.82 LF	2.12	0.57	4.96	26.35	(0.00)	26.35
270. Seal & paint baseboard, oversized - two coats	9.82 LF	1.90	0.11	4.35	23.12	(0.00)	23.12
271. Cove molding - 3/4" - hardwood	9.82 LF	2.73	0.88	6.43	34.12	(0.00)	34.12
272. R&R Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
273. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
274. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	60.67	322.17	(0.00)	322.17
275. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	44.95	238.66	(0.00)	238.66
276. Closet shelf and rod package - Detach & reset	9.82 LF	14.30	0.00	32.58	173.01	(0.00)	173.01
Floors							
277. R&R Fir subfloor - no finish	3.49 SF	11.88	0.84	9.80	52.10	(0.00)	52.10
278. Engineered wood flooring	4.01 SF	17.00	4.60	16.89	89.66	(0.00)	89.66
Cost for material and labor needed							
Totals: Closet			33.39	369.95	1,964.32	0.00	1,964.32

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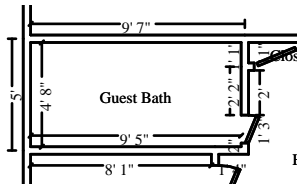
Guest Room

Height: 8'

404.00 SF Walls	110.65 SF Ceiling
514.65 SF Walls & Ceiling	110.65 SF Floor
12.29 SY Flooring	50.50 LF Floor Perimeter
50.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
279. Apply plant-based anti-microbial agent to the floor	110.65 SF	0.33	0.33	8.55	45.39	(0.00)	45.39
280. Insulation (Bid Item)	101.00 EA	2.32	0.00	54.36	288.68	(0.00)	288.68
281. 1/2" - drywall per LF - up to 2' tall	50.50 LF	14.00	4.64	165.10	876.74	(0.00)	876.74
282. Texture drywall - smooth / skim coat	202.00 SF	1.93	1.58	90.81	482.25	(0.00)	482.25
283. Scrape the walls & prep for paint	404.00 SF	0.77	0.24	72.23	383.55	(0.00)	383.55
284. Mask and prep for paint - plastic, paper, tape (per LF)	50.50 LF	1.59	0.82	18.82	99.94	(0.00)	99.94
285. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
286. Seal/prime then paint the walls twice (3 coats)	404.00 SF	1.59	8.97	151.11	802.44	(0.00)	802.44
Doors and Trim							
287. Baseboard - 5 1/4"	50.50 LF	5.76	8.82	69.54	369.24	(0.00)	369.24
288. Base cap	50.50 LF	2.12	2.91	25.52	135.49	(0.00)	135.49
289. Seal & paint baseboard, oversized - two coats	50.50 LF	1.90	0.58	22.40	118.93	(0.00)	118.93
290. Cove molding - 3/4" - hardwood	50.50 LF	2.73	4.52	33.03	175.42	(0.00)	175.42
291. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
Cost of professional material needed							
292. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
293. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
294. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
Fair market pricing for professional material needed							
295. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
Floors							
296. R&R Fir subfloor - no finish	110.65 SF	11.88	26.49	311.12	1,652.14	(0.00)	1,652.14
297. Engineered wood flooring	127.24 SF	17.00	145.82	535.67	2,844.57	(0.00)	2,844.57
Cost for material and labor needed							
298. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Guest Room			289.62	1,982.65	10,528.45	0.00	10,528.45

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Guest Bath

Height: 8'

225.33 SF Walls	43.94 SF Ceiling
269.28 SF Walls & Ceiling	43.94 SF Floor
4.88 SY Flooring	28.17 LF Floor Perimeter
28.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
299. Apply plant-based anti-microbial agent to the floor	43.94 SF	0.33	0.13	3.40	18.03	(0.00)	18.03
300. Insulation (Bid Item)	56.33 EA	2.32	0.00	30.32	161.01	(0.00)	161.01
301. Texture drywall - smooth / skim coat	112.67 SF	1.93	0.88	50.65	268.98	(0.00)	268.98
302. 1/2" - drywall per LF - up to 2' tall	28.17 LF	14.00	2.59	92.10	489.07	(0.00)	489.07
Current pricing for material needed							
303. Mask and prep for paint - plastic, paper, tape (per LF)	28.17 LF	1.59	0.46	10.50	55.75	(0.00)	55.75
304. Mask and prep for paint - plastic, paper, tape (per LF)	28.17 LF	1.59	0.46	10.50	55.75	(0.00)	55.75
305. Scrape the walls & prep for paint	225.33 SF	0.77	0.14	40.29	213.93	(0.00)	213.93
306. Seal/prime then paint the walls twice (3 coats)	225.33 SF	1.59	5.00	84.28	447.55	(0.00)	447.55
Doors and Trim							
307. Baseboard - 5 1/4"	28.17 LF	5.76	4.92	38.78	205.96	(0.00)	205.96
308. Base cap	28.17 LF	2.12	1.62	14.23	75.57	(0.00)	75.57
309. Seal & paint baseboard, oversized - two coats	28.17 LF	1.90	0.32	12.49	66.33	(0.00)	66.33
310. Seal & paint baseboard, oversized - two coats	28.17 LF	1.90	0.32	12.49	66.33	(0.00)	66.33
311. Cove molding - 3/4" - hardwood	28.17 LF	2.73	2.52	18.42	97.84	(0.00)	97.84
312. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	124.02	658.62	(0.00)	658.62
313. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	37.06	1.44	34.72	184.40	(0.00)	184.40
314. Pocket door unit - Colonist	1.00 EA	357.29	10.86	85.41	453.56	(0.00)	453.56
315. Pocket door latch	1.00 EA	29.21	0.68	6.94	36.83	(0.00)	36.83
316. Paint door slab only - 2 coats (per side)	4.00 EA	44.70	2.46	42.07	223.33	(0.00)	223.33
Fixtures							
317. Light fixture - Detach & reset	1.00 EA	75.68	0.00	17.56	93.24	(0.00)	93.24
318. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
319. Vanity	4.00 LF	244.49	46.01	237.56	1,261.53	(0.00)	1,261.53
320. R&R Countertop - Granite or Marble - High grade	8.00 SF	98.42	20.39	187.40	995.15	(0.00)	995.15
321. Seal & paint vanity - inside and out	4.00 LF	43.94	1.35	41.09	218.20	(0.00)	218.20

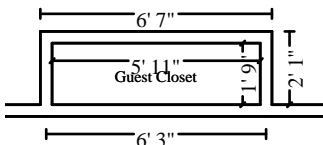
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elizabeth@ebgcontracting.com

CONTINUED - Guest Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
322. Detach & Reset Bathtub	1.00 EA	716.66	0.00	166.27	882.93	(0.00)	882.93
323. Clean bathtub enclosure - sliding glass doors - Heavy	1.00 EA	81.24	0.01	18.85	100.10	(0.00)	100.10
324. Sink - single	1.00 EA	290.98	9.83	69.79	370.60	(0.00)	370.60
325. Sink strainer and drain assembly	1.00 EA	57.07	1.08	13.49	71.64	(0.00)	71.64
326. Sink faucet - Bathroom	1.00 EA	239.98	8.54	57.66	306.18	(0.00)	306.18
327. Mirror - 1/8" plate glass	18.00 SF	15.44	9.81	66.76	354.49	(0.00)	354.49
328. Medicine cabinet - Detach & reset	1.00 EA	67.26	0.00	15.60	82.86	(0.00)	82.86
329. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
330. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
331. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
332. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
333. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
334. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
335. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
Floors							
336. R&R Fir subfloor - no finish	43.94 SF	11.88	10.52	123.54	656.07	(0.00)	656.07
337. Mortar bed for tile floors	43.94 SF	4.27	5.22	44.74	237.58	(0.00)	237.58
338. Grout sealer	43.94 SF	1.14	0.42	11.72	62.23	(0.00)	62.23
339. Floor Covering - Tile *	50.54 EA	26.09	0.00	305.91	1,624.50	(0.00)	1,624.50
340. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Guest Bath			250.84	2,599.49	13,803.95	0.00	13,803.95

Guest Closet

Height: 8'



122.67 SF Walls	10.35 SF Ceiling
133.02 SF Walls & Ceiling	10.35 SF Floor
1.15 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

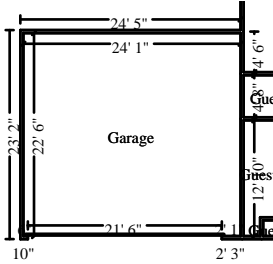
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							

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 elizabeth@ebgcontracting.com

CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
341. Apply plant-based anti-microbial agent to the floor	10.35 SF	0.33	0.03	0.79	4.24	(0.00)	4.24
342. Insulation (Bid Item)	30.67 EA	2.32	0.00	16.51	87.66	(0.00)	87.66
343. 1/2" - drywall per LF - up to 2' tall	15.33 LF	14.00	1.41	50.12	266.15	(0.00)	266.15
344. Texture drywall - smooth / skim coat	61.33 SF	1.93	0.48	27.57	146.42	(0.00)	146.42
345. Scrape the walls & prep for paint	122.67 SF	0.77	0.07	21.94	116.47	(0.00)	116.47
346. Seal & paint baseboard, oversized - two coats	15.33 LF	1.90	0.17	6.80	36.10	(0.00)	36.10
347. Seal/prime then paint the walls twice (3 coats)	122.67 SF	1.59	2.72	45.90	243.67	(0.00)	243.67
348. Mask and prep for paint - plastic, paper, tape (per LF)	15.33 LF	1.59	0.25	5.71	30.33	(0.00)	30.33
349. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
Doors and Trim							
350. Baseboard - 5 1/4"	15.33 LF	5.76	2.68	21.11	112.09	(0.00)	112.09
351. Cove molding - 3/4" - hardwood	15.33 LF	2.73	1.37	10.02	53.24	(0.00)	53.24
352. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
353. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
354. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	121.33	644.35	(0.00)	644.35
355. Paint full lvrld bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	44.95	238.66	(0.00)	238.66
356. Base cap	15.33 LF	2.12	0.88	7.75	41.13	(0.00)	41.13
357. Closet shelf and rod package - Detach & reset	15.33 LF	14.30	0.00	50.86	270.08	(0.00)	270.08
Floors							
358. R&R Fir subfloor - no finish	10.35 SF	11.88	2.48	29.10	154.53	(0.00)	154.53
359. Engineered wood flooring	11.91 SF	17.00	13.65	50.15	266.27	(0.00)	266.27
Cost for material and labor needed							
360. Floor preparation for resilient flooring	10.35 SF	0.72	0.06	1.74	9.25	(0.00)	9.25
Totals: Guest Closet			61.44	595.96	3,164.59	0.00	3,164.59

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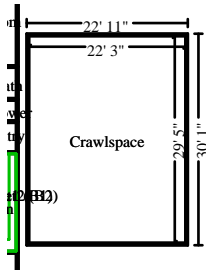


Garage

Height: 8'

745.33 SF Walls	541.88 SF Ceiling
1287.21 SF Walls & Ceiling	541.88 SF Floor
60.21 SY Flooring	93.17 LF Floor Perimeter
93.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
376. Water heater overflow drain pan	1.00 EA	56.09	1.46	13.35	70.90	(0.00)	70.90
377. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	8.24	43.76	(0.00)	43.76
378. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	274.90	1,459.81	(0.00)	1,459.81
Totals: Garage			43.25	296.49	1,574.47	0.00	1,574.47



Crawlspace

Height: 8'

826.67 SF Walls	654.52 SF Ceiling
1481.19 SF Walls & Ceiling	654.52 SF Floor
72.72 SY Flooring	103.33 LF Floor Perimeter
103.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
379. Insulation (Agreed Price)	1,178.00 SF	3.50	0.00	956.54	5,079.54	(0.00)	5,079.54
380. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
381. Moisture protection for crawl space - hydrated lime	654.52 SF	1.04	8.25	159.83	848.78	(0.00)	848.78
382. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 EA	70.00	0.00	32.48	172.48	(0.00)	172.48
Per OSHA Requirement							
383. Moisture protection for crawl space - visqueen - 10 mil	1,178.00 SF	0.47	7.77	130.25	691.68	(0.00)	691.68
384. Moisture protection - vapor barrier seam tape	1,178.00 SF	0.15	2.12	41.48	220.30	(0.00)	220.30
385. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
Misc labor and material							
Totals: Crawlspace			72.14	1,541.91	9,038.11	0.00	9,038.11
Total: Main Level			4,399.32	35,076.89	187,288.88	0.00	187,288.88



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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 Naples, FL 34104
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 elizabeth@ebgcontracting.com

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
386. Tile / marble labor minimum	1.00 EA	19.24	0.00	4.47	23.71	(0.00)	23.71
387. Door labor minimum	1.00 EA	97.15	0.00	22.54	119.69	(0.00)	119.69
388. Vinyl floor covering labor minimum	1.00 EA	255.48	0.00	59.27	314.75	(0.00)	314.75
389. Mirror/shower door labor minimum	1.00 EA	1.14	0.00	0.27	1.41	(0.00)	1.41
Totals: Labor Minimums Applied			0.00	86.55	459.56	0.00	459.56
Line Item Totals: 17642_CAP_RECON			4,399.32	35,163.44	187,748.44	0.00	187,748.44

Grand Total Areas:

5,275.29 SF Walls	2,413.53 SF Ceiling	7,688.82 SF Walls and Ceiling
2,413.53 SF Floor	268.17 SY Flooring	659.41 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	659.41 LF Ceil. Perimeter
2,413.53 Floor Area	2,581.39 Total Area	5,275.29 Interior Wall Area
3,047.81 Exterior Wall Area	338.65 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	148,185.68
Material Sales Tax	4,229.34
Subtotal	152,415.02
Overhead	18,187.77
Profit	16,975.67
Laundering Tax	169.98
Replacement Cost Value	\$187,748.44
Net Claim	\$187,748.44

Elizabeth Brath
Estimator

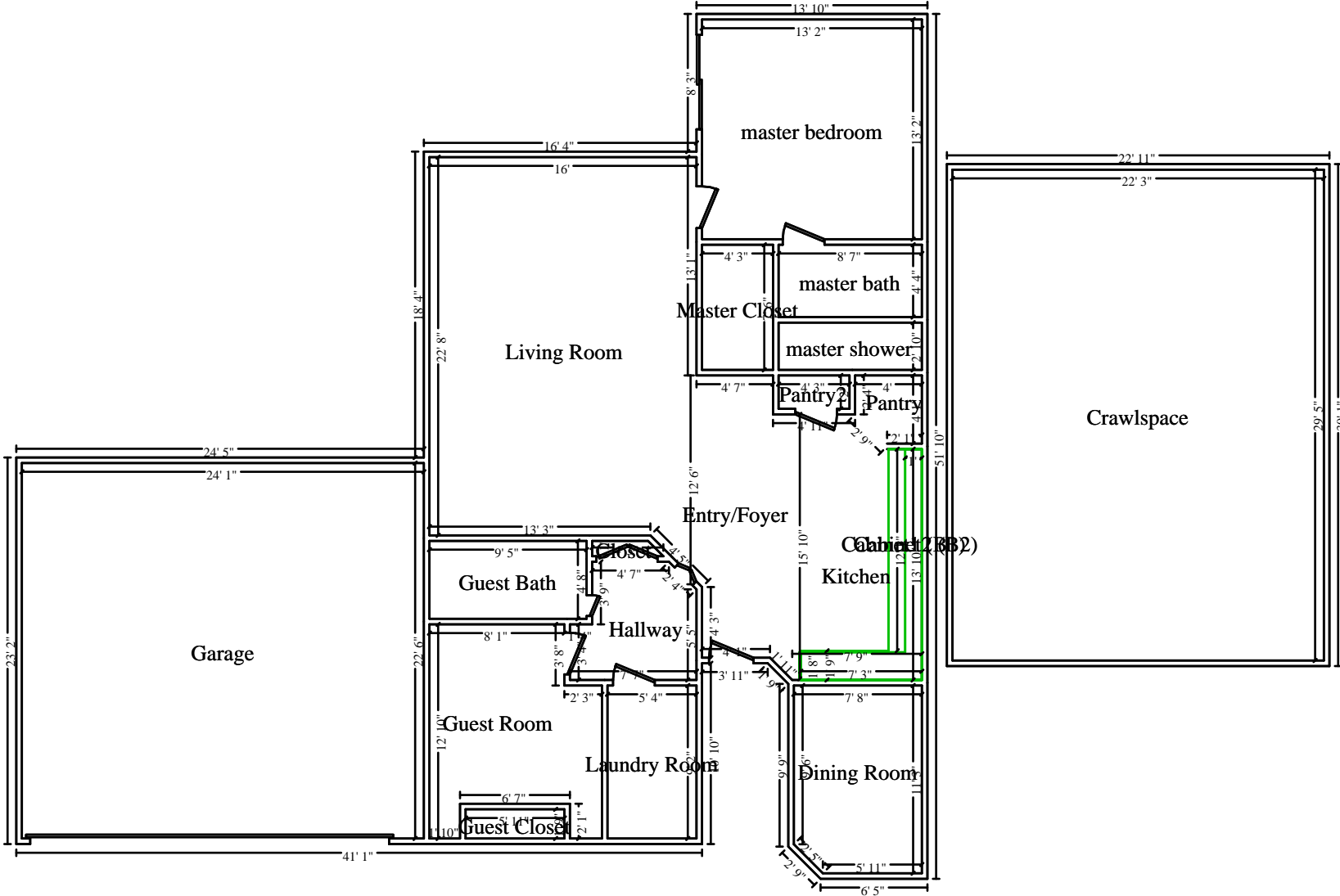


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Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	18,187.77	16,975.67	4,229.34	169.98	0.00	0.00
Total	18,187.77	16,975.67	4,229.34	169.98	0.00	0.00



Renee Sloan

From: Renee Sloan
Sent: Monday, January 09, 2023 9:03 AM
To: Lizbeth Rodriguez
Cc: Lizbeth Rodriguez; Robyn Alice; Joe DiRienzi Sr.; Joe DiRienzi Jr.
Subject: Bid request for George McCann at Island Park 5.2 individual bid number request

Liz,

I hear you are doing the bid requests now for these type of projects. Here is one more for Island Park 5.2 ☺

Mr. McCann
(17632 Captiva Island Lane).
907-350-6998
mccannellsworth@gmail.com

1. Removal of lower kitchen and bar cabinetry.
2. Removal of floor tile adhesive and cement board left after tile removal.
3. Receipt of certification of moisture/mold/mildew in unit.

Please see the rest of the information I have below.

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>
Sent: Wednesday, December 28, 2022 8:09 AM
To: Rick Roudebush <rrroudebush@gmail.com>
Cc: George McCann <mccannellsworth@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Kelsey@pegasuscam.com; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Sr.

<joe.dirienzi.sr@elias-brothers.com>; Robyn Alice <robyn.alice@elias-brothers.com>

Subject: RE: Reconstruction

Good morning Rick,
I will add 17632 to the NOC and I have attached the form for any additional work any of the residents may need.

Thank you kindly,

Liz Rodriguez



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-610-3074

Office : 239-643-1624 ext. 2022

lizabeth.rodriiguez@elias-brothers.com

www.eliasbrothersgroup.com

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Tuesday, December 27, 2022 6:40 PM

To: Lizbeth Rodriguez <lizabeth.rodriiguez@elias-brothers.com>

Cc: George McCann <mccannellsworth@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Kelsey@pegasuscam.com

Subject: Fwd: Reconstruction

Lizabeth, please add Mr. McCann's unit to the NOC list (17632 Captiva Island Lane).

Thank you,

Rick

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

From: George McCann <mccannellsworth@gmail.com>

Date: Tue, Dec 27, 2022 at 2:44 PM

Subject: Reconstruction

To: <kelsey@pegasuscam.com>, Rick Roudebush <rrroudebush@gmail.com>, Deanna Durbin <ddjdurbin@gmail.com>

After much thought and consideration, I have decided to use Elias Bros, per Pegasus" recommendation, for reconstruction of my unit at 17632 Captiva Island Lane. Thank you for your patience during my deliberation. There still needs to be remediation, incomplete at present, finished before reconstruction can begin. This includes:

1. Removal of lower kitchen and bar cabinetry.
2. Removal of floor tile adhesive and cement board left after tile removal.
3. Receipt of certification of moisture/mold/mildew in unit. This must be on record before I can allow reconstruction to begin.

I am considering a bid from an outside company to complete these remediation tasks. I am asking if Elias Bros is also willing to bid on the completion of the remediation as I will plan to use them for the reconstruction.

I look forward to your response.

Best wishes for the New Year,
George McCann

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, January 09, 2023 2:54 PM
To: Hector Cruz
Cc: Joe DiRienzi Jr.; Renee Sloan; Roni Elias; Rami Yitzhak
Subject: RE: Island Park Ft Myers

17611 Captiva Lane
17620 Captiva Lane
17633 Captiva Lane

All 3 are in the Island Park community in Ft Myers.

Do you know what day this week you will be able to visit for inspections?

Joe DiRienzi Sr.

**Restoration Division
Manager/Estimator
Elias Brothers Group**
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Hector Cruz <hacruz@structusconsulting.com>
Sent: Monday, January 9, 2023 2:14 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re: Island Park Ft Myers

Joe,

What is the address for the 3 properties?

On Mon, Jan 9, 2023 at 11:13 AM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:

Hector this is one of 3 homes in island park that got tree damage to the trusses. Photos are difficult to pick up the extent of the damages. So we need to walk these one by one. I am seeing truss damage pushed girders over and bearing walls down that have done extended damage to the sub floor systems. It's not just trusses. Can you please advise what day this week you can meet onsite?

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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--
Hector J. Cruz, P.E.
President
STRUCTUS CONSULTING, INC.
(305) 846-1376
hcruz@structusconsulting.com
4760 SW 57th Terrace,
Davie, FL 33314
www.structusconsulting.com

Renee Sloan

From: Rami Yitzhak
Sent: Tuesday, May 2, 2023 1:22 PM
To: Renee Sloan
Subject: FW: Addition to Unit Reconstruction List

Jan 9th 2023

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 9, 2023 4:19 PM
To: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>
Cc: ddjdurbin@gmail.com; Edward Walendy <edwardwalendy65@gmail.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Addition to Unit Reconstruction List

Lizbeth, I just called Mr. Rees, owner of the unit. I left a voicemail and asked him to return my call to discuss if his unit is finished. I will let you know when he returns my call, but would recommend Elias move on to other units in need of reconstruction.

Thank you,
Rick

On Mon, Jan 9, 2023 at 3:53 PM Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com> wrote:

Good Afternoon Rick,

I am reaching out because we may have a discrepancy with the list you supplied above.

~~17630 Captiva Island was visited by one of ours today, Elizabeth and happen to catch the homeowner at home. Elizabeth was going to get measurements and the resident advised her that her unit was already completed by someone else. Wasn't sure if this may have been put on the list in error. We wanted to make sure the final list provided was correct for proposals and permitting purposes. Can you please confirm the list we are working with is correct and these units are part of the Elias Brothers agreement.~~

Thank you kindly,

Liz Rodriguez



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-610-3074

Office : 239-643-1624 ext. 2022

lizabeth.rodriguez@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 9, 2023 4:46 PM
To: Demetre Alexander Vrynios
Cc: Lizbeth Rodriguez; Joe DiRienzi Sr.; Roni Elias; Elizabeth Brath; Renee Sloan
Subject: Re: Addition to Unit Reconstruction List

Obviously, I know what is at stake, It appears to be a simple mistake. Was money spent and the permits pulled? I'm just trying to figure it out to make sure this unit should not be on the list.
If it is a mistake I apologize and we will revise the list and keep moving forward.
Rick

On Mon, Jan 9, 2023 at 4:30 PM Demetre Alexander Vrynios <demetre@ebgcontracting.com> wrote:
Rick,

Some of these permits cost \$200 a piece, on top of over head costs associated to acquire them. Time spent trying to measure and build reports for units that don't need work take away from our ability to focus on units that do require assistance. I believe Lizbeth is just asking for a solid accurate list.

Thank you,

Demetre Vrynios
Project Coordinator Storm Team
4627 Arnold Avenue, Unit #201
Naples, Florida 34104
720.957.7051
Demetre@EBGContracting.com
www.Eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 9, 2023 4:18 PM
To: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>
Cc: ddjdurbin@gmail.com <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Elizabeth Brath

<elizabeth@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>

Subject: Re: Addition to Unit Reconstruction List

Lizbeth, I just called Mr. Rees, owner of the unit. I left a voicemail and asked him to return my call to discuss if his unit is finished. I will let you know when he returns my call, but would recommend Elias move on to other units in need of reconstruction.

Thank you,

Rick

On Mon, Jan 9, 2023 at 3:53 PM Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com> wrote:

Good Afternoon Rick,

I am reaching out because we may have a discrepancy with the list you supplied above.

17630 Captiva Island was visited by one of ours today, Elizabeth and happen to catch the homeowner at home. Elizabeth was going to get measurements and the resident advised her that her unit was already completed by someone else. Wasn't sure if this may have been put on the list in error. We wanted to make sure the final list provided was correct for proposals and permitting purposes. Can you please confirm the list we are working with is correct and these units are part of the Elias Brothers agreement.

Thank you kindly,

Liz Rodriguez



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-610-3074

Office : 239-643-1624 ext. 2022

lizbeth.rodriguez@elias-brothers.com

www.eliasbrothersgroup.com

Joe DiRienzi Sr.

From: Joe DiRienzi Sr.
Sent: Monday, January 9, 2023 7:57 PM
To: James Cillo
Cc: Dimitri Vrynios; Danilo Fior; Rick Roudebush; Kelsey Angstadt; Deanna Durbin; ROSS BIONDO; roni@ebgcontracting.com; Rami Yitzhak; Renee Sloan; Elizabeth Brath; Lizbeth Rodriguez; Joe DiRienzi Jr.; Chris DiRienzi; Robyn Alice
Subject: Island Park once per week update

Tracking:	Recipient	Read
	James Cillo	
	Dimitri Vrynios	
	Danilo Fior	
	Rick Roudebush	
	Kelsey Angstadt	
	Deanna Durbin	
	ROSS BIONDO	
	roni@ebgcontracting.com	
	Rami Yitzhak	Read: 1/9/2023 11:23 PM
	Renee Sloan	
	Elizabeth Brath	
	Lizbeth Rodriguez	Read: 1/11/2023 10:31 AM
	Joe DiRienzi Jr.	
	Chris DiRienzi	
	Robyn Alice	Read: 1/9/2023 7:58 PM

Jim,

In reference to the Island Park rebuild project please find the below information.

On schedule currently as previously provided:

1. Plumbing repairs unit walks happened last week and those work/repairs are schedule for start tomorrow 1/10/23 and will continue through Thursday, Friday of this week, and (next) Monday. This work progresses as it gets done home by home and there is no specific schedule per day or time per day to be provided.
2. Electrician's repairs unit walks happened and they are presently working onsite now through the end of this week. This work progresses as it gets done home by home and there is no specific schedule per day or time per day to be provided.
3. Porta Pots are ordered with later delivery this week delivery.
4. Dumpsters are ordered with later delivery this week delivery.
5. Connex Storage container is ordered with delivery this Thursday.

Captiva

6. Structural Engineer (Hector Cruz Structus Engineering) is scheduled to inspect 17611-17620-17633 roof truss structural damages and the 3/4" plywood subfloors in all three of these homes as well for structural integrity on Tuesday 1/10/23 from 1p.m. to 4p.m. *do not expect answers on repairs immediately upon inspection by the engineer and please note it will take approximately at least a week or two to get the actual report with repair details from the engineer.

On track for timeline previously provided:

1. Provide Estimates submitted to association 1/13/23. *(we are doing our best to hit this date but this may possibly extend a few business days as this estimating process is taking a lot of time walking units, reviewing, processing information, and entering everything into the Xactimate format required by the insurance carrier).

2. Acquire all permits week of 1/9/23. (presently all are applied for and this is on track but, this may take a few more business days then planned due to the list being changed and finalized just last week) Jim/Rick the final list of 20 homes being permitted needs to be verified again as we have been made aware just today 17630 Captiva Lane has to be pulled off the list as the owners have hired another contractor and the home is done with all repairs already per the owner. (EBG has incurred permit fees and admin fees for this 17630 Captiva now for no reason). On a separate note for purposes of others not EBG. Did the other sub even apply for the required permit?

3. Sub-floor replacement in three homes. 1/9/23 thru 1/20/23. *note this is a window of the time period this does not mean work starts on 1/9. There is a lot for EBG to coordinate for this type of work (materials, stocking, crews) which falls under our means and methods as a General Contractor.

4. Stock insulation and drywall materials. 1/16/23 thru 1/20/23. This timeline has not changed as previously provided.

5. Insulation and drywall work begins (*pending permits) all homes DURATION; 1/23/23 thru 2/28/23. This timeline has not changed as previously provided.

Changes as of today:

We spoke today and agreed EBG will stock insulation and drywall materials and start that specific scope of work in only 17601 Captiva on Wednesday 1-11-23/Thursday 1-12-23 of this week. It was discussed and agreed that there are no electrical repairs or plumbing repairs needed in this home and it is demoed, cleaned and cleared that all mitigation was properly performed and that the home is entirely ready for this insulation and drywall scope of work to begin. Furthermore, the hardwood floor materials for this 17601 Captiva Lane home were ordered today and we are currently waiting for the lead time from the supplier on when this floor will come in. (a full schedule of this homes completion is pending the date that the floor arrives which will then allow the floor to be scheduled for install). We will provide that information when we get it from the flooring supplier.

If you have any question upon review of he outlined information please let us know.

Professionally,

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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-----Original Message-----

From: James Cillo <jamescillo@icloud.com>

Sent: Saturday, January 7, 2023 12:37 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Dimitri Vrynios <demetre@ebgcontracting.com>; Danilo Fior <daniolfior47@gmail.com>; Rick Roudebush <rrroudebush@gmail.com>; Kelsey Angstadt <kelsey@pegasuscam.com>; Deanna Durbin <ddjdurbin@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; roni@ebgcontracting.com

Subject: Weekly update beginning 1/9/23

Please provide an update on your plans beginning Monday 1/9/23. What homes you plan on working, what work you expect to complete during the week, crewing size, supervision, hours you plan on working and any other pertinent information for the week beginning 1/9/23. We'll be looking for a follow up email and the end of the week to see if your expectations were accomplished and any issues that may have come up. These weekly emails will be posted for all homeowners to view. Thanks, JC

Sent from my iPhone

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 09, 2023 9:29 PM
To: Joe DiRienzi Sr.
Cc: James Cillo; Dimitri Vrynios; Danilo Fior; Kelsey Angstadt; Deanna Durbin; ROSS BIONDO; roni@ebgcontracting.com; Rami Yitzhak; Renee Sloan; Elizabeth Brath; Lizbeth Rodriguez; Joe DiRienzi Jr.; Chris DiRienzi; Robyn Alice
Subject: Re: Island Park once per week update

Joe, Thank you for this update. There is a lot to unpack here. I will be emailing all owners on this contract with weekly updates as we work through this, so I would like some clarification on your summary.

Under 'On schedule currently as previously provided':

#1 and #2. At a minimum, I need to know which units will have electrical and plumbing repairs done. Each unit owner who needs these types of repairs will want to know what repairs are needed. They can at least provide information on what units need plumbing and/or electrical repairs, if no schedule is going to be provided.

#6. Only the roofs on Captiva need evaluation (17600/02, 17631/33 and 17640/42). Neither roof (17611/13 or 17631/33) on Marco needs any evaluation. We already have repair contracts for those. In fact, units 17603, 17611/13, 17621/23 and 17631 Marco are self contract reconstructions and not listed in our contract with Elias. I sent the list of roofs for inspection on Captiva to Roni Friday afternoon.

Under 'On track for timeline previously provided':

#2 - 17630 Captiva being listed was a simple error and if EBG has incurred any permit fees they will be paid by us. However, I work for Lee County and will be following up on this tomorrow to see if I can avoid double permitting of this unit.

#3 Which 3 units are getting sub-flooring and is that a total replacement of the sub-flooring?

Thank you,
Rick Roudebush

On Mon, Jan 9, 2023 at 7:57 PM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:
Jim,

In reference to the Island Park rebuild project please find the below information.

On schedule currently as previously provided:

1. Plumbing repairs unit walks happened last week and those work/repairs are schedule for start tomorrow 1/10/23 and will continue through Thursday, Friday of this week, and (next) Monday. This work progresses as it gets done home by home and there is no specific schedule per day or time per day to be provided.

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Furthermore, the hardwood floor materials for this 17601 Captiva Lane home were ordered today and we are currently waiting for the lead time from the supplier on when this floor will come in. (a full schedule of this homes completion is pending the date that the floor arrives which will then allow the floor to be scheduled for install). We will provide that information when we get it from the flooring supplier.

If you have any question upon review of he outlined information please let us know.

Professionally,

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com

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Sent: Saturday, January 7, 2023 12:37 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Dimitri Vrynios <demetre@ebgcontracting.com>; Danilo Fior <danielifior47@gmail.com>; Rick Roudebush <rrroudebush@gmail.com>; Kelsey Angstadt <kelsey@pegasuscam.com>; Deanna Durbin <ddidurbin@gmail.com>;

ROSS BIONDO <rfbsr1@hotmail.com>; roni@ebgcontracting.com

Subject: Weekly update beginning 1/9/23

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Sent from my iPhone

PRE-BID REQUEST FORM

DATE: 1/9/2023 REF ID 12509 REP: JOE C.C. RAMI

BID RANK: _____

PROP MGMT COMPANY: NO PROP MGT/UNKNOWN PROP MGMTPROPERTY MANAGER: NO PROP MANAGER/UNKOWN-SEE NOTES BELOWADDRESS "DO NOT TYPE HERE"

CITY: _____ ZIP: _____

OFFICE TELEPHONE: _____

FAX NUMBER: _____

CELL NUMBER: _____

EMAIL ADDRESS: _____

ONSITE CONTACT NAME JAMES AND GERALDINE CILLOONSITE CONTACT #: (845) 489-0420DEVELOPMENT: ISLAND PARK VILLAGEPROJECT NAME: ISLAND PARK VILLAGE SECTION V, PART 2, CONDOMINIUM ASPROJECT ADDRESS: 17601 CAPTIVA ISLAND LANE, FORT MYERS, FL 33908LOCATION: FORT MYERSCOUNTY: LEE

GATE CODE: _____

STRUCTURE TYPE: SF-SINGLE FAMILYCOMM/ RES: RESIDENTIALPROJECT SPECIFICS: RESTOPROJECT DESCRIPTION: INSTALL NEW BAMBOO FLOORINGTYPE OF REQUEST: FULL PROPOSALNOTES: EMAIL- JAMESCILLO@ICLOUD.COM

HISTORY: _____

PAINT COMPANY: _____ Lead Source: EMAIL

PROPOSAL DUE DATE: _____

STATUS OF PROJECT: BID REQUESTSTATUS OF PROPOSAL: NOT STARTEDREQUEST PREPARED BY: MAAYAN ALICE

12509

Maayan Alice

From: Renee Sloan
Sent: Monday, January 09, 2023 8:47 AM
To: Maayan Alice
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Demetre Alexander Vrynios; Robyn Alice; Lizbeth Rodriguez
Subject: James Cillo - Island Park 5.2 individual bid request please

Follow Up Flag: Follow up
Flag Status: Flagged

Hi May,

I have another bid number request please for the following: - (all I know about is his is getting new bamboo floors)(not sure what else)

James & Geraldine Cillo
17601 Captiva Island Lane
Ft. Myer, FL 33908
jamescillo@icloud.com
1-845-489-0420
Island Park Village Section V.2

The information I have is below. 😊

From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Sent: Wednesday, December 28, 2022 5:09 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: Re: 17601 Captiva Lane in Island Park Bamboo floor

His name is Jim.

Jim Cillo
+1 (845) 489-0420
jamescillo@icloud.com

Get [Outlook for iOS](#)

From: Renee Sloan <renee.sloan@elias-brothers.com>
Sent: Wednesday, December 28, 2022 5:05:25 PM
To: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: FW: 17601 Captiva Lane in Island Park Bamboo floor

Hey Demetre,

I was wondering if you have any contact information for the below homeowner? I need a phone number and email if you have it please.

Thanks so much,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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From: Renee Sloan

Sent: Tuesday, December 27, 2022 12:04 PM

To: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Brandon Leonard <brandon.leonard@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>

Subject: RE: 17601 Captiva Lane in Island Park Bamboo floor

Does anyone have any contact information? I don't have anything in my records. How did we get this one? I have the main overall bid request (12364) for Island Park II, III, & V but I don't have an individual bid request on this homeowner in particular. I looked this up on Lee County property appraiser is shows the following: Let me know if I need to request a new bid request number and if anyone one has their email and phone number, Kk

James & Geraldine Cillo
17601 Captiva Island Lane
Ft. Myer, FL 33908

Island Park Village Section V





Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Tuesday, December 27, 2022 10:41 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Brandon Leonard <brandon.leonard@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>
Subject: Re: 17601 Captiva Lane in Island Park Bamboo floor

Yeah no problem. Can you send me the job information and is it able to be looked at by him in person?

Regards,
Joe DiRienzi Jr.
**Restoration Division's
Project Superintendent**
3570 Enterprise Ave, Suite 100
Naples, FL 34104

Mobile: [239-272-7393](tel:239-272-7393)
Office: (239) 293-2442 Ext. 2005
joe.dirienzi.jr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Friday, December 23, 2022 10:44:28 AM
To: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Cc: Brandon Leonard <brandon.leonard@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>
Subject: 17601 Captiva Lane in Island Park Bamboo floor

Joe,

When Aaron gets back in town can you get with him to get Brandon and I a price from his father/uncle? for installing this high end Bamboo hardwood floor for us? The house is in Island Park Ft. Myers. It's getting installed over a ¾" plywood subfloor. I need a price based on we supply the wood floor and transition strips and he supplies all labor to install and I want him to supply anything else such as glue, nails, etc.

There is a hard copy of this paperwork in your box at the office. I would like a price 1st week of 2023 if possible please and it won't be installed for about 3 months.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, January 09, 2023 7:57 PM
To: James Cillo
Cc: Dimitri Vrynios; Danilo Fior; Rick Roudebush; Kelsey Angstadt; Deanna Durbin; ROSS BIONDO; roni@ebgcontracting.com; Rami Yitzhak; Renee Sloan; Elizabeth Brath; Lizbeth Rodriguez; Joe DiRienzi Jr.; Chris DiRienzi; Robyn Alice
Subject: Island Park once per week update

Jim,

In reference to the Island Park rebuild project please find the below information.

On schedule currently as previously provided:

1. Plumbing repairs unit walks happened last week and those work/repairs are schedule for start tomorrow 1/10/23 and will continue through Thursday, Friday of this week, and (next) Monday. This work progresses as it gets done home by home and there is no specific schedule per day or time per day to be provided.
2. Electrician's repairs unit walks happened and they are presently working onsite now through the end of this week. This work progresses as it gets done home by home and there is no specific schedule per day or time per day to be provided.
3. Porta Pots are ordered with later delivery this week delivery.
4. Dumpsters are ordered with later delivery this week delivery.
5. Connex Storage container is ordered with delivery this Thursday.
6. Structural Engineer (Hector Cruz Structus Engineering) is scheduled to inspect 17611-17620-17633 roof truss structural damages and the 3/4" plywood subfloors in all three of these homes as well for structural integrity on Tuesday 1/10/23 from 1p.m. to 4p.m. *do not expect answers on repairs immediately upon inspection by the engineer and please note it will take approximately at least a week or two to get the actual report with repair details from the engineer.

On track for timeline previously provided:

1. Provide Estimates submitted to association 1/13/23. *(we are doing our best to hit this date but this may possibly extend a few business days as this estimating process is taking a lot of time walking units, reviewing, processing information, and entering everything into the Xactimate format required by the insurance carrier).
2. Acquire all permits week of 1/9/23. (presently all are applied for and this is on track but, this may take a few more business days then planned due to the list being changed and finalized just last week) Jim/Rick the final list of 20 homes being permitted needs to be verified again as we have been made aware just today 17630 Captiva Lane has to be pulled off the list as the owners have hired another contractor and the home is done with all repairs already per the owner. (EBG has incurred permit fees and admin fees for this 17630 Captiva now for no reason). On a separate note for purposes of others not EBG. Did the other sub even apply for the required permit?
3. Sub-floor replacement in three homes. 1/9/23 thru 1/20/23. *note this is a window of the time period this does not mean work starts on 1/9. There is a lot for EBG to coordinate for this type of work (materials, stocking, crews) which falls under our means and methods as a General Contractor.

4. Stock insulation and drywall materials. 1/16/23 thru 1/20/23. This timeline has not changed as previously provided.

5. Insulation and drywall work begins (*pending permits) all homes DURATION; 1/23/23 thru 2/28/23. This timeline has not changed as previously provided.

Changes as of today:

We spoke today and agreed EBG will stock insulation and drywall materials and start that specific scope of work in only 17601 Captiva on Wednesday 1-11-23/Thursday 1-12-23 of this week. It was discussed and agreed that there are no electrical repairs or plumbing repairs needed in this home and it is demoed, cleaned and cleared that all mitigation was properly performed and that the home is entirely ready for this insulation and drywall scope of work to begin. Furthermore, the hardwood floor materials for this 17601 Captiva Lane home were ordered today and we are currently waiting for the lead time from the supplier on when this floor will come in. (a full schedule of this homes completion is pending the date that the floor arrives which will then allow the floor to be scheduled for install). We will provide that information when we get it from the flooring supplier.

If you have any question upon review of he outlined information please let us know.

Professionally,

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.eliasbrothersgroup.com%2F&data=05%7C01%7C%7Cc8c9df8a078b4727745a08daf2a5a10c%7C853903be6f914d35b4b415cf49ab258e%7C0%7C0%7C638089090445129285%7CUnknown%7CTWFpbGZsb3d8eyJWljoic%7C%7C%7C&sdata=TrjmJu1oOho8Rw7nBkqviiC5w3FZsjbaURVDnu%2FOqXg%3D&reserved=0>

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-----Original Message-----

From: James Cillo <jamescillo@icloud.com>

Sent: Saturday, January 7, 2023 12:37 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Dimitri Vrynios <demetre@ebgcontracting.com>; Danilo Fior <daniolfior47@gmail.com>; Rick Roudebush <rrroudebush@gmail.com>; Kelsey Angstadt <kelsey@pegasuscam.com>; Deanna Durbin <ddjdurbin@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; roni@ebgcontracting.com
Subject: Weekly update beginning 1/9/23

Please provide an update on your plans beginning Monday 1/9/23. What homes you plan on working, what work you expect to complete during the week, crewing size, supervision, hours you plan on working and any other pertinent information for the week beginning 1/9/23. We'll be looking for a follow up email and the end of the week to see if your expectations were accomplished and any issues that may have come up. These weekly emails will be posted for all homeowners to view. Thanks, JC

Sent from my iPhone

Renee Sloan

From: Renee Sloan
Sent: Monday, January 09, 2023 1:53 PM
To: thomask@hadinger.com
Cc: Joe DiRienzi Sr.; Demetre Alexander Vrynios; Rami Yitzhak; Roni Elias; Stacey Arendt; Robyn Alice
Subject: Customer: Jim Cillo - Floor confirmation - Elias Brothers Group for Island Park 5.2 - Ft Myers
Attachments: James Cillo Floor Signed Selection Verification confirmation 1.6.23.pdf

Hi Tom,

Very nice meeting you just now. I forgot to bring it up to you when I was there, but did you notice the color change from "Mocha" to "Antique Java"? The client crossed out the "Mocha" and hand wrote in "Antique Java".

I just wanted to follow up with you to make sure you were aware of the color change before you ordered. 😊 If you have any questions, please let me know as I would be happy to help.

Have a great rest of your day and thanks again,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Jim Cillo

Renee Sloan

From: Thomas Calvin <Thomask@hadinger.com>
Sent: Tuesday, January 10, 2023 10:16 AM
To: Renee Sloan
Subject: RE: Customer: Jim Cillo - Floor confirmation - Elias Brothers Group for Island Park 5.2 - Ft Myers

You don't often get email from thomask@hadinger.com. [Learn why this is important](#)

Hi Renee,

Yes, the order is for the Antique Java!

Once I have the Acknowledgement back I relay the ETA back to you.

Thank you again!

TK

Tom Calvin, ASID, NCIDQ



6401 N. Airport Road N.
Naples, FL 34109
239-566-7100 ext. 1973

From: Renee Sloan <renee.sloan@elias-brothers.com>
Sent: Monday, January 9, 2023 1:53 PM
To: Thomas Calvin <Thomask@hadinger.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>
Subject: Customer: Jim Cillo - Floor confirmation - Elias Brothers Group for Island Park 5.2 - Ft Myers

Hi Tom,

Very nice meeting you just now. I forgot to bring it up to you when I was there, but did you notice the color change from "Mocha" to "Antique Java"? The client crossed out the "Mocha" and hand wrote in "Antique Java".

I just wanted to follow up with you to make sure you were aware of the color change before you ordered. 😊 If you have any questions, please let me know as I would be happy to help.

Have a great rest of your day and thanks again,

Island Park
 Jim Cilio 17601 Captiva Lane

HADINGER FLOORING
 6401 N AIRPORT RD
 NAPLES, FL 34109
 Telephone: 239-566-7100 Fax: 239-566-7523

BUILDER PRICING
~~\$3,500~~ = 20% discount

ES207641

QUOTE

Sold To VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104	Ship To RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109
---	--

Quote Date 12/14/22	Tele #1 720-957-7051	PO Number BAMBOO FLOORING ONL	Quote Number ES207641
-------------------------------	--------------------------------	---	---------------------------------

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
7003006500	MOCHA WIDE T&G BAMBOO - PLANK FREIGHT	MOCHA <i>Antique Java</i>	1,817.60 SF 1.00 EA	6.79 385.77	12,341.50 385.77

Above quote is for materials only, per customer provided quantities, for customer pick up at Hadinger warehouse located at 2373 J & C Blvd. Naples, Fl 3409, just a few doors West of our showroom at the corner of Airport Pulling Road and J & C Blvd. Hours for customer pick up are 9:00 am – 3:00 pm Monday through Friday. The warehouse is closed weekends.

This quote includes 72 cartons of the 5"w x 72" l x 9/16" thick engineered T & G bamboo floor at 25.6 sf per carton, for a total of 1,843.2 sf Coordinating moldings are also available.

The above material is in stock in the South Carolina mill center and available to ship immediately. Unfortunately we cannot reserve materials without a deposit.

Special Order materials are NOT RETURNABLE.

12/14/22 - 15:52:04 : Thomask

— 12/14/22 —
 Sales Representative(s):
 THOMAS KALVIN

4:05PM —
 Material: 12,341.50
 Service: 385.77
 Misc. Charges: 0.00
 Sales Tax: 740.49
 Misc. Tax: 123.42

QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.

QUOTE TOTAL: \$13,591.18 *22,6*

6407

Elias Brothers General Contractor, Inc.

4627 Arnold Ave. Suite 201
Naples, FL 34104
239-293-2442

First-Citizens Bank
3055 TAMiami TRAIL NORTH
NAPLES, FL 34103
63-9202/670



01/05/2023

PAY

TO THE
ORDER OF

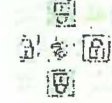
Hadinger Flooring

DATE

AMOUNT
**6,795.59

Six thousand seven hundred ninety-five and 59/100*****

Hadinger Flooring
6401 N Airport Road
Naples, FL 34109



[Signature]
AUTHORIZED SIGNATURE

⑈006407⑈ ⑆067092022⑆009064098⑆75⑈

Elias Brothers General Contractor, Inc.

6407

01/05/2023

Hadinger Flooring

Date
01/05/2023

Type
Bill

Reference
ES207641

Original Amount	Balance Due	Payment
6,795.59	6,795.59	6,795.59
Check Amount		6,795.59

NEW First Citizens O

6,795.59

ELIAS - #01079

ISLAND PARK VILLAGE, SECTION V - PART 2

A. CONDOMINIUM

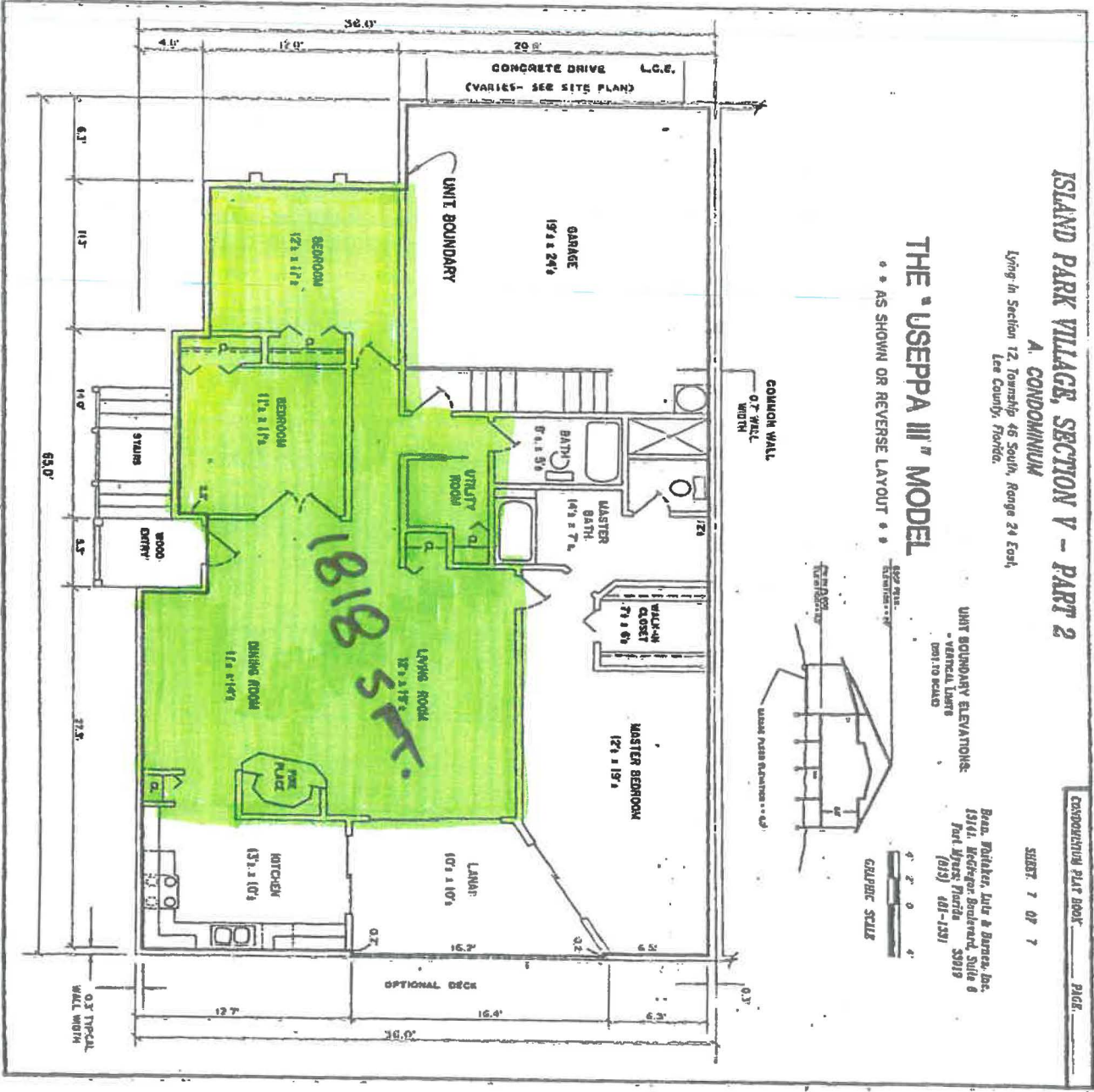
Lying in Section 12, Township 46 South, Range 24 East, Lee County, Florida.

SHEET 7 OF 7

Drawn: Pfeiffer, Lutz & Barnes, Inc.
13141, McDwyer Boulevard, Suite 6
Fort Myers, Florida 33919
(813) 481-1201

THE "USEPPA III" MODEL

AS SHOWN OR REVERSE LAYOUT



1818 S.F.

ISLAND PARK VILLAGE, SECTION V - PART 2

A. CONDOMINIUM

Lying in Section 12, Township 45 South, Range 24 East,
Lee County, Florida.

CONDOMINIUM PLAT BOOK PAGE

SUBJECT 7 OF 7

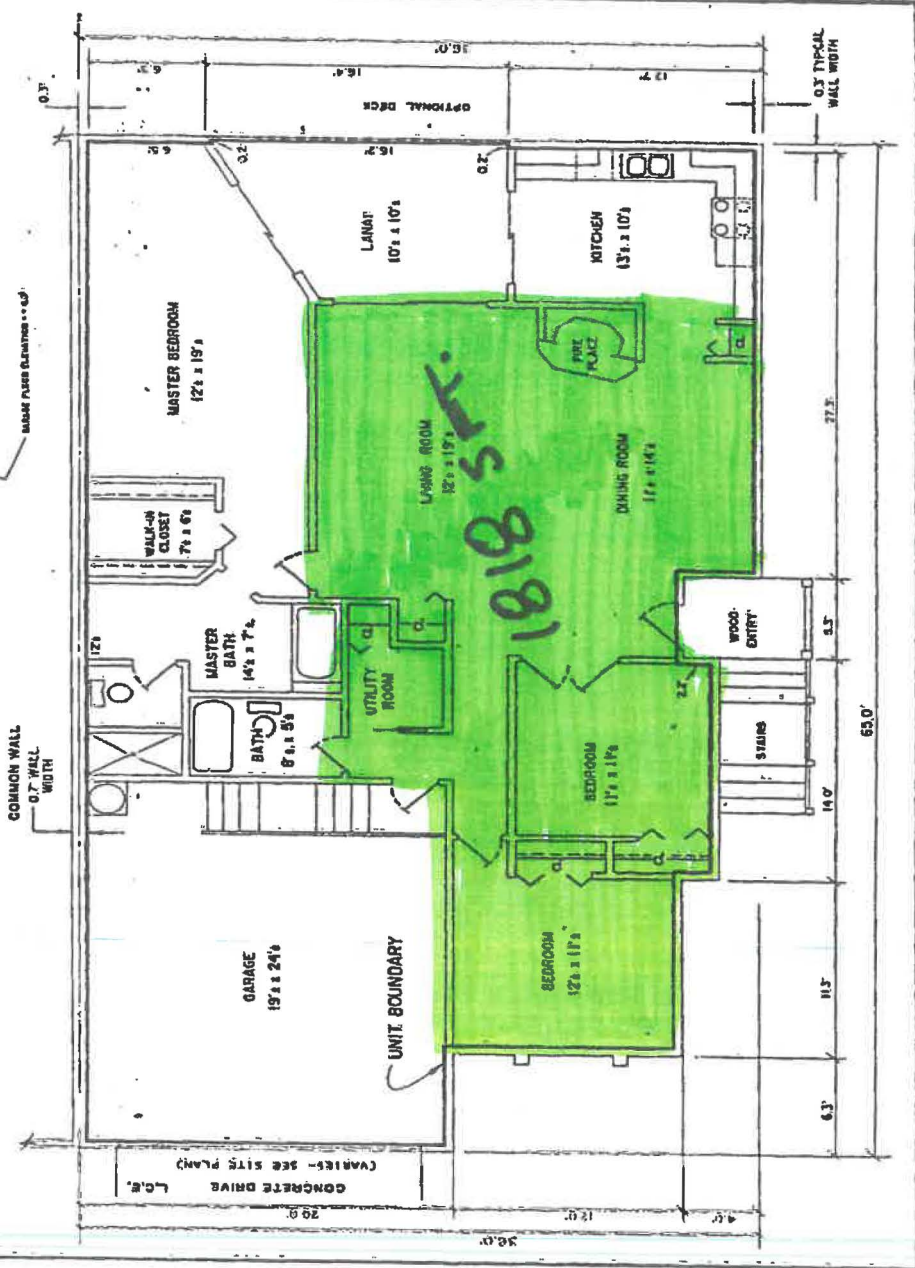
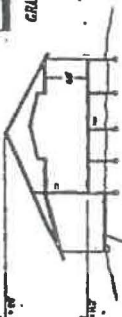
Arch. Philaker, Lutz & Berner, Inc.
19141. McPegar Boulevard, Suite 8
Fort Myers, Florida 33919
(813) 461-1331

UNIT BOUNDARY ELEVATIONS:
- VERTICAL LINE
- DOTTED TO SCALE

THE "USEPPA III" MODEL

** AS SHOWN OR REVERSE LAYOUT **

GRAPHIC SCALE
4" = 2' 0" = 4'



PG3536

OR2057

Renee Sloan

From: Renee Sloan
Sent: Monday, January 09, 2023 1:43 PM
To: 'Doreen Zeneski'; Joe DiRienzi Sr.
Cc: Rami Yitzhak; Roni Elias; Demetre Alexander Vrynios
Subject: RE: Jim Cilio 17601 Captiva Lane in Island Park....wood floor
Attachments: Hadinger - Jim Cillo- signed Partial Release 1.9.23.pdf; James Cillo Floor Signed Selection Verification confirmation 1.6.23.pdf

Tracking:	Recipient	Delivery	Read
	'Doreen Zeneski'		
	Joe DiRienzi Sr.	Delivered: 1/9/2023 1:47 PM	
	Rami Yitzhak	Delivered: 1/9/2023 1:47 PM	
	Roni Elias	Delivered: 1/9/2023 1:47 PM	Read: 1/9/2023 1:48 PM
	Demetre Alexander Vrynios		

Hi Doreen,

I just delivered the deposit check for this job, attached is the partial release as well as his flooring material approval form if you needed that for your end.

Thanks for all you do! 😊

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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From: Doreen Zeneski <doreen@ebgcontracting.com>

Sent: Thursday, January 05, 2023 1:38 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Renee Sloan

Renee Sloan

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Thursday, January 05, 2023 1:38 PM
To: Joe DiRienzi Sr.
Cc: Rami Yitzhak; Roni Elias; Renee Sloan
Subject: RE: Jim Cilio 17601 Captiva Lane in Island Park....wood floor
Attachments: Ck6407.01.05.2023.pdf

Hi Joe,

The deposit check is available for pick up.

Thank you,

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Thursday, December 29, 2022 9:37 AM
To: Doreen Zeneski <doreen@ebgcontracting.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Jim Cilio 17601 Captiva Lane in Island Park....wood floor

As I understand from Demetre this morning this bamboo wood floor being installed in the near future at Jim Cilio's residence 17601 Captiva Lane in Island Park is part of the signed Construction Service Agreement that we have which has funded EBG Contracting 150,000.00 already.

Demetre is asking if I ordered this floor yet.

Please advise if this information is accurate and if I should be placing this order and if so... we will need a 50% deposit of \$6,795.59 to do so.

Joe DiRienzi Sr.

**Restoration Division
Manager/Estimator
Elias Brothers Group**

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Elias Brothers General Contractor, Inc.

4627 Arnold Ave. Suite 201
Naples, FL 34104
239-293-2442

First-Citizens Bank
3055 TAMiami TRAIL NORTH
NAPLES, FL 34103
63-9202/670



01/05/2023

PAY

TO THE ORDER OF

Hadinger Flooring

DATE

AMOUNT
**6,795.59

Six thousand seven hundred ninety-five and 59/100*****

Hadinger Flooring
6401 N Airport Road
Naples, FL 34109



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈006407⑈ ⑆067092022⑆009064098⑆75⑈

Elias Brothers General Contractor, Inc.

6407

Date	Type	Reference	Original Amount	Balance Due	Payment
01/05/2023	Bill	ES207641	6,795.59	6,795.59	6,795.59
			Check Amount		6,795.59

NEW First Citizens O

6,795.59

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

ES207641

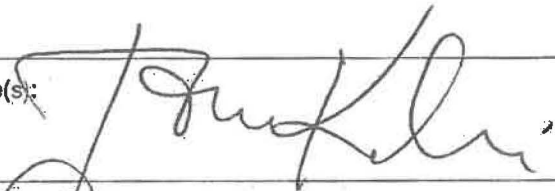
QUOTE

Sold To		Ship To	
VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104		RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109	
Quote Date	Tele #1	PO Number	Quote Number
12/14/22	720-957-7051	BAMBOO FLOORING ONL	ES207641

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
-----------	------------	-------------------	----------	-------	-------	-----------

Buyer acknowledges that special orders may be subject to unexpected production and/or shipping delays, and that **NO RETURNS, EXCHANGES, OR REFUNDS ARE PERMITTED**. A 50% deposit is required for special orders and/or to secure installation date once materials are received in our warehouse. A Hadinger Flooring representative will contact Buyer 48 hours prior to installation, at which time balance is due. **Material-only orders must be paid in full and picked up from Hadinger Flooring within 30 days.** Buyer further understands that full-sized products may have slight dye-lot variations from samples. All orders are calculated to account for waste; the balance of materials after completion will vary. Hadinger Flooring is not responsible for (1) chips, dents, or conditions of existing moldings, doors, jambs, walls or fixtures; (2) measurements taken or provided by Buyer or Buyer's representative. At time of installation, rooms must be clear of all obstacles, unless otherwise stated on proposal. Unforeseen structural or floor problems/damage, un-level floors, or unanticipated floor prep of any kind required upon installation may alter the amount of this proposal. A FINANCE CHARGE OF 1.5% PER MONTH will be assessed against balances more than 20 days past due. In the event Buyer defaults under the term of this agreement, Buyer agrees to pay reasonable attorney fees, if the balance due is collected through an attorney; including any attorney fees and costs prior to the filing of a suit for collection.

Buyer's Signature: _____ Date: _____

-- 12/14/22 --
 Sales Representative(s): 
 THOMAS KALVIN

	4:05PM -
Material:	12,841.50
Service:	385.77
Misc. Charges:	0.00
Sales Tax:	740.49
Misc. Tax:	123.42
QUOTE TOTAL:	\$13,591.18

QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

*BUILDER
 PRICING*

ES207641

QUOTE

Sold To VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104	Ship To RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109
---	--

Quote Date 12/14/22	Tele #1 720-957-7051	PO Number BAMBOO FLOORING ONL	Quote Number ES207641
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Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
7003008500	MOCHA WIDE T&G BAMBOO - PLANK FREIGHT	MOCHA	1,817.80 SF 1.00 EA	.679 385.77	12,341.50 385.77

Above quote is for materials only, per customer provided quantities, for customer pick up at Hadinger warehouse located at 2373 J & C Blvd. Naples, FL 3409, just a few doors West of our showroom at the corner of Airport Pulling Road and J & C Blvd. Hours for customer pick up are 9:00 am – 3:00 pm Monday through Friday. The warehouse is closed weekends.

This quote includes 72 cartons of the 5" w x 72" l x 9/16" thick engineered T & G bamboo floor at 25.6 sf per carton, for a total of 1,843.2 sf Coordinating moldings are also available.

The above material is in stock in the South Carolina mill center and available to ship immediately. Unfortunately we cannot reserve materials without a deposit.

Special Order materials are NOT RETURNABLE.

12/14/22 - 15:52:04 : ThomasK

— 12/14/22 —
 Sales Representative(s):
 THOMAS KALVIN

4:05PM —
 Material: 12,341.50
 Service: 385.77
 Misc. Charges: 0.00
 Sales Tax: 740.49
 Misc. Tax: 123.42

QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.

QUOTE TOTAL: \$13,591.18

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

STORE PRICING

ES207641

QUOTE

Sold To VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104	Ship To RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109
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Quote Date 12/14/22	Tele #1 720-957-7051	PO Number BAMBOO FLOORING-ONL	Quote Number ES207641
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Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
7009008500	MOCHA WIDE T&G BAMBOO - PLANK FREIGHT	MOCHA	1,817.80 SF 1.00 EA	8.58 385.77	15,613.18 385.77

Above quote is for materials only, per customer provided quantities, for customer pick up at Hadinger warehouse located at 2373 J & C Blvd. Naples, FL 3409, just a few doors West of our showroom at the corner of Airport Pulling Road and J & C Blvd. Hours for customer pick up are 9:00 am - 3:00 pm Monday through Friday. The warehouse is closed weekends.

* This quote includes 72 cartons of the 5" w x 72" l x 9/16" thick engineered T & G bamboo floor at 25.6 sf per carton, for a total of 1,843.2 sf Coordinating moldings are also available.

The above material is in stock in the South Carolina mill center and available to ship immediately. Unfortunately we cannot reserve materials without a deposit.

Special Order materials are NOT RETURNABLE.

12/14/22 - 15:52:04 : Thomask

— 12/14/22 —
Sales Representative(s):
THOMAS KALVIN

4:06PM —
Material: 15,613.18
Service: 385.77
Misc. Charges: 0.00
Sales Tax: 935.79
Misc. Tax: 156.13

QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.

QUOTE TOTAL: \$17,091.87

ES207641

QUOTE

Sold To VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104	Ship To RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109
---	--

Quote Date 12/14/22	Tele #1 720-957-7051	PO Number BAMBOO FLOORING ONL	Quote Number ES207641
-------------------------------	--------------------------------	---	---------------------------------

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
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Buyer acknowledges that special orders may be subject to unexpected production and/or shipping delays, and that NO RETURNS, EXCHANGES, OR REFUNDS ARE PERMITTED. A 50% deposit is required for special orders and/or to secure installation date once materials are received in our warehouse. A Hadinger Flooring representative will contact Buyer 48 hours prior to installation, at which time balance is due. Material-only orders must be paid in full and picked up from Hadinger Flooring within 30 days. Buyer further understands that full-sized products may have slight dye-lot variations from samples. All orders are calculated to account for waste; the balance of materials after completion will vary. Hadinger Flooring is not responsible for (1) chips, dents, or conditions of existing moldings, doors, jambs, walls or fixtures, (2) measurements taken or provided by Buyer or Buyer's representative. At time of installation, rooms must be clear of all obstacles, unless otherwise stated on proposal. Unforeseen structural or floor problems/damage, un-level floors, or unanticipated floor prep of any kind required upon installation may alter the amount of this proposal. A FINANCE CHARGE OF 1.5% PER MONTH will be assessed against balances more than 20 days past due. In the event Buyer defaults under the term of this agreement, Buyer agrees to pay reasonable attorney fees, if the balance due is collected through an attorney; including any attorney fees and costs prior to the filing of a suit for collection.

Buyer's Signature: _____ **Date:** _____

~~12/14/22~~
Sales Representative(s):
 THOMAS KALVIN

4:06PM --

Material:	15,613.18
Service:	385.77
Misc. Charges:	0.00
Sales Tax:	936.79
Misc. Tax:	156.13
QUOTE TOTAL:	\$17,091.87

**QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.**

<rene.sloan@elias-brothers.com>
Subject: RE: Jim Ciffo 17601 Captiva Lane in Island Park...wood floor

Hi Joe,

I don't have any information on this or any of the projects in Island Park.

Thank you,

Doreen Zenaski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Handwritten: 12/30/2022

From: Joe DiRenzi Sr. <Joe.DiRenzi.Sr@elias-brothers.com>
Sent: Thursday, December 29, 2022 9:37 AM
To: Doreen Zenaski <doreen@eliasbrothers.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Renee Sloan <rene.sloan@elias-brothers.com>
Subject: Jim Ciffo 17601 Captiva Lane in Island Park...wood floor

As I understand from Demetre this morning this bamboo wood floor being installed in the near future at Jim Ciffo's residence 17601 Captiva Lane in Island Park is part of the signed Construction Service Agreement that we have which has funded EBG Contracting 150,000.00 already.

Demetre is asking if I ordered this floor yet.

Please advise if this information is accurate and if I should be placing this order and if so... we will need a 50% deposit of \$6,795.59 to do so.

Handwritten: 12/29/2022

Joe DiRenzi Sr.
Restoration Division
Manager/Estimator

Renee Sloan

From: Lizbeth Rodriguez
Sent: Monday, January 09, 2023 4:52 PM
To: Rick Roudebush; Demetre Alexander Vrynios
Cc: Joe DiRienzi Sr.; Roni Elias; Elizabeth Brath; Renee Sloan
Subject: RE: Addition to Unit Reconstruction List

Rick,
As of today I have submitted and paid for 21 permits

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 09, 2023 4:46 PM
To: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Cc: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Addition to Unit Reconstruction List

Obviously, I know what is at stake, It appears to be a simple mistake. Was money spent and the permits pulled? I'm just trying to figure it out to make sure this unit should not be on the list.
If it is a mistake I apologize and we will revise the list and keep moving forward.
Rick

On Mon, Jan 9, 2023 at 4:30 PM Demetre Alexander Vrynios <demetre@ebgcontracting.com> wrote:

Rick,

Some of these permits cost \$200 a piece, on top of over head costs associated to acquire them. Time spent trying to measure and build reports for units that don't need work take away from our ability to focus on units that do require assistance. I believe Lizbeth is just asking for a solid accurate list.

Thank you,

Demetre Vrynios
Project Coordinator Storm Team
4627 Arnold Avenue, Unit #201
Naples, Florida 34104
720.957.7051
Demetre@EBGContracting.com
www.Eliasbrothersgroup.com



ELIAS BROTHERS
GROUP

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Monday, January 9, 2023 4:18 PM

To: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>

Cc: ddjdurbin@gmail.com <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Elizabeth Brath <elizabeth@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>

Subject: Re: Addition to Unit Reconstruction List

Lizbeth, I just called Mr. Rees, owner of the unit. I left a voicemail and asked him to return my call to discuss if his unit is finished. I will let you know when he returns my call, but would recommend Elias move on to other units in need of reconstruction.

Thank you,
Rick

On Mon, Jan 9, 2023 at 3:53 PM Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com> wrote:

Good Afternoon Rick,

I am reaching out because we may have a discrepancy with the list you supplied above.

17630 Captiva Island was visited by one of ours today, Elizabeth and happen to catch the homeowner at home. Elizabeth was going to get measurements and the resident advised her that her unit was already completed by someone else. Wasn't sure if this may have been put on the list in error. We wanted to make sure the final list provided was correct for proposals and permitting purposes. Can you please confirm the list we are working with is correct and these units are part of the Elias Brothers agreement.

Thank you kindly,

Liz Rodriguez



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-610-3074

Office : 239-643-1624 ext. 2022

lizabeth.rodriuez@elias-brothers.com

www.eliasbrothersgroup.com

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A copy for file

Vespe



Lee County
Southwest Florida

Community Development/Public Works

www.leegov.com/econnect

Permitting Information Line 239-533-8329

Receipt # 2599088
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17651 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Case No.	Description	Amount Due	Amount Paid
RES2023-00411	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599087
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17643 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Carlton

Case No.	Description	Amount Due	Amount Paid
RES2023-00410	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599086
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17641 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Roudebush

Case No.	Description	Amount Due	Amount Paid
RES2023-00409	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599085
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17633 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Addie

Case No.	Description	Amount Due	Amount Paid
RES2023-00406	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599084
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17601 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Benz

Case No.	Description	Amount Due	Amount Paid
RES2023-00402	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599083
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17653 CAPTIVA ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Popoi

Case No.	Description	Amount Due	Amount Paid
RES2023-00401	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599082
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Receipt # 2599082
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17643 CAPTIVA ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Calcagno

Case No.	Description	Amount Due	Amount Paid
RES2023-00399	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599081
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17642 CAPTIVA ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Cooper

Case No.	Description	Amount Due	Amount Paid
RES2023-00398	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Receipt # 2599080
Date Paid: 01/09/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17641 CAPTIVA ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Barker

Case No.	Description	Amount Due	Amount Paid
RES2023-00396	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

Island Park
Permits



Community Development/Public Works
www.leegov.com/econnect
Permitting Information Line 239-533-8329

Receipt # 2601180
Date Paid: 01/13/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	JOE DIRIENZI		205.00

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS
Property Address: 17623 MARCO ISLAND LN, FORT MYERS, FL 33908
Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS
License #: CGC059267

Case No.	Description	Amount Due	Amount Paid
RES2023-00688	Zoning Review - Residential	30.00	30.00
	Plan Review - Residential	75.00	75.00
	SW - Advanced Disposal	100.00	100.00
Total Amount:		205.00	205.00

JOES
VISA

COPY
FOR FILE



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17633 Marco
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/10/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17633_MARCO_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly



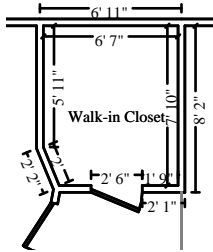
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - master bed

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
11. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.46	55.44	294.42	(0.00)	294.42
12. Texture drywall - smooth / skim coat	172.21 SF	1.93	1.46	77.45	411.28	(0.00)	411.28
13. Scrape the walls & prep for paint	574.04 SF	0.77	0.37	102.63	545.01	(0.00)	545.01
14. Mask and prep for paint - plastic, paper, tape (per LF)	71.75 LF	1.59	1.26	26.76	142.10	(0.00)	142.10
15. Mask and cover light fixture	2.00 EA	16.59	0.10	7.72	41.00	(0.00)	41.00
16. Seal/prime then paint the walls twice (3 coats)	574.04 SF	1.59	13.81	214.97	1,141.50	(0.00)	1,141.50
Doors and Trim							
17. Base cap	71.75 LF	2.12	4.48	36.33	192.92	(0.00)	192.92
18. Baseboard - 5 1/4"	71.75 LF	5.76	13.57	99.03	525.88	(0.00)	525.88
19. Seal & paint baseboard, oversized - two coats	71.75 LF	1.90	0.89	31.84	169.06	(0.00)	169.06
20. Corner trim	71.75 LF	2.27	4.43	38.81	206.11	(0.00)	206.11
21. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
Fair Market pricing for material needed							
22. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	37.06	1.56	34.76	184.56	(0.00)	184.56
23. R&R Door opening (jamb & casing) - 36"to60"wide - stain grade	1.00 EA	296.68	13.34	71.91	381.93	(0.00)	381.93
Price for material with Professional installation							
24. R&R Interior door unit	1.00 EA	371.78	17.18	90.23	479.19	(0.00)	479.19
Fair market pricing for material needed							
25. Door knob - interior	1.00 EA	46.10	1.39	11.02	58.51	(0.00)	58.51
26. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.33	21.46	113.95	(0.00)	113.95
27. Outlet	5.00 EA	21.39	0.56	24.94	132.45	(0.00)	132.45
28. Service - Sliding Patio Doors (Agreed Price)*	1.00 EA	1,750.00	0.00	406.00	2,156.00	(0.00)	2,156.00
Floors							
29. Carpet pad - High grade	235.76 SF	0.85	10.88	49.03	260.31	(0.00)	260.31
30. Floor Covering - Carpet (Agreed Price)	271.12 EA	12.00	0.00	754.80	4,008.24	(0.00)	4,008.24
31. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: master bed			165.09	2,814.00	14,943.32	0.00	14,943.32

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Walk-in Closet

Height: 8'

225.24 SF Walls	50.66 SF Ceiling
275.90 SF Walls & Ceiling	50.66 SF Floor
5.63 SY Flooring	28.16 LF Floor Perimeter
28.16 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
32. Apply plant-based anti-microbial agent to the floor	50.66 SF	0.33	0.16	3.92	20.80	(0.00)	20.80
33. Insulation (Agreed Price)	56.31 SF	2.32	0.00	30.31	160.95	(0.00)	160.95
34. 1/2" - drywall per LF - up to 2' tall	28.16 LF	14.00	2.80	92.12	489.16	(0.00)	489.16
35. Texture drywall - smooth / skim coat	67.57 SF	1.93	0.57	30.39	161.37	(0.00)	161.37
36. Scrape the walls & prep for paint	225.24 SF	0.77	0.15	40.27	213.85	(0.00)	213.85
37. Mask and prep for paint - plastic, paper, tape (per LF)	28.16 LF	1.59	0.49	10.50	55.76	(0.00)	55.76
38. Seal/prime then paint the walls twice (3 coats)	225.24 SF	1.59	5.42	84.35	447.90	(0.00)	447.90
Doors and Trim							
39. Baseboard - 5 1/4"	28.16 LF	5.76	5.33	38.87	206.40	(0.00)	206.40
40. Base cap	28.16 LF	2.12	1.76	14.26	75.72	(0.00)	75.72
41. Seal & paint baseboard, oversized - two coats	28.16 LF	1.90	0.35	12.49	66.34	(0.00)	66.34
42. Corner trim	28.16 LF	2.27	1.74	15.24	80.90	(0.00)	80.90
43. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
Fair Market pricing for material needed							
44. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.78	17.74	94.20	(0.00)	94.20
45. R&R Bifold mirrored door set - Double	1.00 EA	643.81	30.15	156.36	830.32	(0.00)	830.32
Floors							
46. Carpet pad - High grade	50.66 SF	0.85	2.34	10.53	55.93	(0.00)	55.93
47. Floor Covering - Carpet (Agreed Price)	58.26 EA	12.00	0.00	162.19	861.31	(0.00)	861.31
48. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Walk-in Closet			122.15	1,048.24	5,566.49	0.00	5,566.49

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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elizabeth@ebgcontracting.com



Master shower

Height: 8'

294.67 SF Walls	44.15 SF Ceiling
338.82 SF Walls & Ceiling	44.15 SF Floor
4.91 SY Flooring	36.83 LF Floor Perimeter
36.83 LF Ceil. Perimeter	

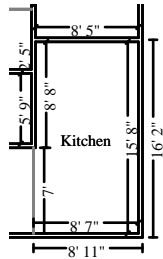
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
49. Apply plant-based anti-microbial agent to the floor	44.15 SF	0.33	0.14	3.42	18.13	(0.00)	18.13
50. 5/8" - drywall per LF - up to 2' tall	36.83 LF	14.00	3.81	120.51	639.94	(0.00)	639.94
Per EBG GC Pricing							
51. Texture drywall - smooth / skim coat	88.40 SF	1.93	0.75	39.75	211.11	(0.00)	211.11
52. Scrape the walls & prep for paint	294.67 SF	0.77	0.19	52.68	279.77	(0.00)	279.77
53. Mask and prep for paint - plastic, paper, tape (per LF)	36.83 LF	1.59	0.65	13.74	72.95	(0.00)	72.95
54. Seal/prime then paint the walls twice (3 coats)	294.67 SF	1.59	7.09	110.34	585.96	(0.00)	585.96
Doors and Trim							
55. Baseboard - 5 1/4"	36.83 LF	5.76	6.97	50.84	269.95	(0.00)	269.95
56. Base cap	36.83 LF	2.12	2.30	18.66	99.04	(0.00)	99.04
57. Seal & paint baseboard, oversized - two coats	36.83 LF	1.90	0.46	16.35	86.79	(0.00)	86.79
58. Corner trim	36.83 LF	2.27	2.27	19.91	105.78	(0.00)	105.78
59. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
60. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.78	17.37	92.27	(0.00)	92.27
61. R&R Pocket door unit - Colonist	1.00 EA	396.09	11.76	94.63	502.48	(0.00)	502.48
62. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.33	21.05	111.78	(0.00)	111.78
63. Pocket door latch	1.00 EA	29.21	0.73	6.95	36.89	(0.00)	36.89
Fixtures							
64. Medicine cabinet - Detach & reset	1.00 EA	67.26	0.00	15.60	82.86	(0.00)	82.86
65. Detach & Reset Mirror - framed	15.00 SF	7.83	0.00	27.24	144.69	(0.00)	144.69
66. Tile shower - 61 to 100 SF - High grade	1.00 EA	2,064.32	57.83	492.34	2,614.49	(0.00)	2,614.49
67. Shower base	1.00 EA	367.68	17.96	89.47	475.11	(0.00)	475.11
68. Shower door	1.00 EA	575.82	25.61	139.53	740.96	(0.00)	740.96
69. Shower head only	1.00 EA	66.02	1.98	15.77	83.77	(0.00)	83.77
70. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.52	16.74	88.89	(0.00)	88.89
71. Toilet flange	1.00 EA	282.77	5.98	66.99	355.74	(0.00)	355.74
72. Toilet seat	1.00 EA	59.54	2.05	14.29	75.88	(0.00)	75.88
73. Toilet	1.00 EA	547.59	19.78	131.63	699.00	(0.00)	699.00
74. Angle stop valve	1.00 EA	38.98	0.47	9.16	48.61	(0.00)	48.61

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
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 elizabeth@ebgcontracting.com

CONTINUED - Master bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
90. Corner trim	48.24 LF	2.27	2.98	26.09	138.57	(0.00)	138.57
91. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
Fair Market pricing for material needed							
92. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.78	17.74	94.20	(0.00)	94.20
93. R&R Interior door unit	1.00 EA	371.78	17.18	90.23	479.19	(0.00)	479.19
94. Door knob - interior	1.00 EA	46.10	1.39	11.02	58.51	(0.00)	58.51
Fixtures							
95. Vanity - High grade	5.00 LF	330.78	90.31	404.67	2,148.88	(0.00)	2,148.88
96. Seal & paint vanity - inside and out	6.00 LF	43.94	2.20	61.68	327.52	(0.00)	327.52
97. Countertop subdeck - plywood	10.00 SF	4.29	1.15	10.23	54.28	(0.00)	54.28
98. Countertop - Granite or Marble	10.00 SF	75.22	17.96	178.68	948.84	(0.00)	948.84
99. 6" backsplash for flat laid countertop	8.00 LF	12.18	4.20	23.57	125.21	(0.00)	125.21
100. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.52	16.74	88.89	(0.00)	88.89
101. Sink faucet - Bathroom	2.00 EA	233.54	18.50	112.65	598.23	(0.00)	598.23
102. Sink - double basin - High grade	1.00 EA	587.11	28.68	142.86	758.65	(0.00)	758.65
103. Sink drain assembly with stop	1.00 EA	51.93	0.84	12.24	65.01	(0.00)	65.01
104. Plumbing fixture supply line	1.00 EA	23.88	0.45	5.65	29.98	(0.00)	29.98
105. Bathtub	1.00 EA	1,001.95	28.65	239.10	1,269.70	(0.00)	1,269.70
106. Bathtub faucet (no shower)	1.00 EA	258.36	4.10	60.89	323.35	(0.00)	323.35
107. Mirror - 1/8" plate glass	15.00 SF	15.25	8.85	55.12	292.72	(0.00)	292.72
108. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
Floors							
109. Mortar bed for tile floors	133.85 SF	4.27	17.23	136.59	725.36	(0.00)	725.36
110. Grout sealer	133.85 SF	1.14	1.39	35.73	189.71	(0.00)	189.71
111. FLOOR COVERING - CERAMIC TILE	153.92 SF	22.00	90.24	806.55	4,283.03	(0.00)	4,283.03
112. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Master bath			437.18	3,461.78	18,383.29	0.00	18,383.29

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Kitchen

Height: 8'

330.67 SF Walls	133.03 SF Ceiling
463.69 SF Walls & Ceiling	133.03 SF Floor
14.78 SY Flooring	41.33 LF Floor Perimeter
41.33 LF Ceil. Perimeter	

Missing Wall

7' X 8'

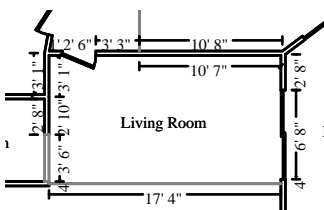
Opens into DINING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
113. Apply plant-based anti-microbial agent to the floor	133.03 SF	0.34	0.43	10.60	56.26	(0.00)	56.26
114. Insulation (Agreed Price)	82.67 SF	2.32	0.00	44.49	236.28	(0.00)	236.28
115. 1/2" - drywall per LF - up to 2' tall	41.33 LF	14.00	4.11	135.19	717.92	(0.00)	717.92
116. Texture drywall - smooth / skim coat	99.20 SF	1.93	0.84	44.61	236.91	(0.00)	236.91
117. Drywall patch / small repair, ready for paint	4.00 EA	107.28	1.00	99.78	529.90	(0.00)	529.90
118. Scrape the walls & prep for paint	330.67 SF	0.77	0.22	59.13	313.97	(0.00)	313.97
119. Mask and prep for paint - plastic, paper, tape (per LF)	41.33 LF	1.62	0.73	15.70	83.38	(0.00)	83.38
120. Seal/prime then paint the walls twice (3 coats)	330.67 SF	1.59	7.95	123.82	657.54	(0.00)	657.54
Doors and Trim							
121. Baseboard - 5 1/4"	41.33 LF	5.76	7.82	57.05	302.93	(0.00)	302.93
122. Base cap	41.33 LF	2.12	2.58	20.92	111.12	(0.00)	111.12
123. Seal & paint baseboard, oversized - two coats	41.33 LF	1.90	0.51	18.34	97.38	(0.00)	97.38
124. Corner trim	41.33 LF	2.27	2.55	22.37	118.74	(0.00)	118.74
Fixtures							
125. Cabinetry - lower (base) units	16.00 LF	271.81	227.66	1,061.78	5,638.40	(0.00)	5,638.40
126. Cabinet knob or pull	10.00 EA	10.27	2.30	24.36	129.36	(0.00)	129.36
127. Countertop - Granite or Marble - High grade	20.00 SF	90.06	55.21	430.68	2,287.09	(0.00)	2,287.09
128. Countertop subdeck - plywood	36.00 SF	4.29	4.14	36.79	195.37	(0.00)	195.37
129. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.91	134.33	713.32	(0.00)	713.32
130. 6" backsplash for flat laid countertop - Solid hardwood	36.00 LF	15.43	12.50	131.77	699.75	(0.00)	699.75
131. Detach & Reset Cabinetry - upper (wall) units	15.00 LF	76.72	0.00	266.99	1,417.79	(0.00)	1,417.79
132. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.52	17.78	94.42	(0.00)	94.42
133. Outlet	5.00 EA	18.25	0.56	21.30	113.11	(0.00)	113.11
134. Plumbing fixture supply line	1.00 EA	23.88	0.45	5.65	29.98	(0.00)	29.98
135. Sink drain assembly with stop	1.00 EA	51.93	0.84	12.24	65.01	(0.00)	65.01
136. Sink - double basin - High grade	1.00 EA	587.11	28.68	142.86	758.65	(0.00)	758.65

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
137. Sink sprayer attachment - center pull	1.00 EA	89.14	3.25	21.43	113.82	(0.00)	113.82
138. Sink faucet - Kitchen - High grade	1.00 EA	402.01	19.78	97.86	519.65	(0.00)	519.65
139. Angle stop valve	1.00 EA	41.23	0.47	9.68	51.38	(0.00)	51.38
Floors							
140. Mortar bed for tile floors	133.03 SF	4.27	17.12	135.75	720.91	(0.00)	720.91
141. Grout sealer	133.03 SF	1.14	1.38	35.52	188.55	(0.00)	188.55
142. FLOOR COVERING - CERAMIC TILE	152.98 SF	22.00	89.69	801.62	4,256.87	(0.00)	4,256.87
143. Misc*	1.00 EA	1,500.00	97.50	370.62	1,968.12	(0.00)	1,968.12
Misc for material and labor							
Totals: Kitchen			595.70	4,411.01	23,423.88	0.00	23,423.88



Living Room

Height: 8'

270.00 SF Walls	166.11 SF Ceiling
436.11 SF Walls & Ceiling	166.11 SF Floor
18.46 SY Flooring	33.17 LF Floor Perimeter
36.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 6" X 6' 8"

Opens into UTILITY_ROOM

Missing Wall

17' 4" X 8'

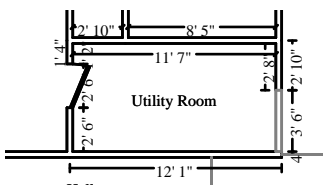
Opens into DINING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
144. Apply plant-based anti-microbial agent to the floor	166.11 SF	0.33	0.54	12.84	68.20	(0.00)	68.20
145. Insulation (Agreed Price)	67.50 SF	2.32	0.00	36.33	192.93	(0.00)	192.93
146. 1/2" - drywall per LF - up to 2' tall	33.17 LF	14.00	3.30	108.51	576.19	(0.00)	576.19
Per EBG GC Pricing							
147. Texture drywall - smooth / skim coat	81.00 SF	1.93	0.68	36.43	193.44	(0.00)	193.44
148. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.92	110.88	588.84	(0.00)	588.84
149. Scrape the walls & prep for paint	270.00 SF	0.77	0.18	48.28	256.36	(0.00)	256.36
150. Mask and cover light fixture	2.00 EA	16.59	0.10	7.72	41.00	(0.00)	41.00
151. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.94	20.08	106.61	(0.00)	106.61

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
152. Seal/prime then paint the walls twice (3 coats)	270.00 SF	1.59	6.49	101.11	536.90	(0.00)	536.90
Walls							
Doors and Trim							
153. Baseboard - 5 1/4"	33.17 LF	5.76	6.27	45.78	243.11	(0.00)	243.11
154. Base cap	33.17 LF	2.12	2.07	16.80	89.19	(0.00)	89.19
155. Seal & paint baseboard, oversized - two coats	33.17 LF	1.90	0.41	14.72	78.15	(0.00)	78.15
156. Corner trim	33.17 LF	2.27	2.05	17.95	95.30	(0.00)	95.30
157. Outlet	5.00 EA	21.39	0.56	24.94	132.45	(0.00)	132.45
Floors							
158. Mortar bed for tile floors	166.11 SF	4.27	21.38	169.52	900.19	(0.00)	900.19
159. Grout sealer	166.11 SF	1.14	1.73	44.33	235.43	(0.00)	235.43
160. FLOOR COVERING - CERAMIC TILE	191.03 SF	22.00	112.00	1,001.00	5,315.66	(0.00)	5,315.66
161. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Living Room			218.12	2,039.59	10,830.82	0.00	10,830.82



Utility Room

Height: 8'

260.67 SF Walls	71.43 SF Ceiling
332.10 SF Walls & Ceiling	71.43 SF Floor
7.94 SY Flooring	32.00 LF Floor Perimeter
35.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 6" X 6' 8"

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
162. Apply plant-based anti-microbial agent to the floor	71.43 SF	0.33	0.23	5.53	29.33	(0.00)	29.33
163. Insulation (Agreed Price)	65.17 SF	2.32	0.00	35.07	186.26	(0.00)	186.26
164. 1/2" - drywall per LF - up to 2' tall	32.00 LF	14.00	3.18	104.68	555.86	(0.00)	555.86
Per EBG GC Pricing							
165. Texture drywall - smooth / skim coat	78.20 SF	1.93	0.66	35.16	186.75	(0.00)	186.75

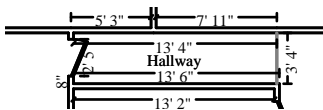
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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Utility Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
166. Scrape the walls & prep for paint	260.67 SF	0.77	0.17	46.61	247.50	(0.00)	247.50
167. Mask and prep for paint - plastic, paper, tape (per LF)	35.50 LF	1.59	0.62	13.23	70.30	(0.00)	70.30
168. Mask and cover light fixture	2.00 EA	16.59	0.10	7.72	41.00	(0.00)	41.00
169. Seal/prime then paint the walls twice (3 coats)	260.67 SF	1.59	6.27	97.61	518.35	(0.00)	518.35
170. Seal & paint baseboard, oversized - two coats	32.00 LF	1.90	0.40	14.21	75.41	(0.00)	75.41
Doors and Trim							
171. Corner trim	32.00 LF	2.27	1.98	17.32	91.94	(0.00)	91.94
172. Base cap	32.00 LF	2.12	2.00	16.20	86.04	(0.00)	86.04
173. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	446.77	23.23	212.69	1,129.46	(0.00)	1,129.46
174. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.78	17.74	94.20	(0.00)	94.20
175. R&R Interior door unit	1.00 EA	371.78	17.18	90.23	479.19	(0.00)	479.19
176. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.33	21.46	113.95	(0.00)	113.95
177. Door knob - interior	1.00 EA	46.86	1.39	11.20	59.45	(0.00)	59.45
Floors							
178. Grout sealer	71.43 SF	1.14	0.74	19.06	101.23	(0.00)	101.23
179. Mortar bed for tile floors	71.43 SF	4.27	9.19	72.89	387.09	(0.00)	387.09
180. FLOOR COVERING - CERAMIC TILE	82.15 SF	22.00	48.16	430.47	2,285.93	(0.00)	2,285.93
181. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Utility Room			176.11	1,491.45	7,920.11	0.00	7,920.11

Hallway

Height: 8'



241.33 SF Walls	44.44 SF Ceiling
285.78 SF Walls & Ceiling	44.44 SF Floor
4.94 SY Flooring	30.17 LF Floor Perimeter
30.17 LF Ceil. Perimeter	

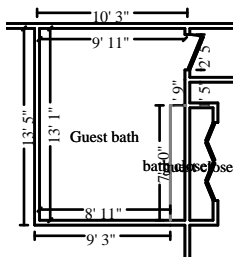
Missing Wall

3' 4" X 8'

Opens into DINING_ROOM

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. Apply plant-based anti-microbial agent to the floor	44.44 SF	0.33	0.14	3.44	18.25	(0.00)	18.25
183. Insulation (Agreed Price)	60.33 SF	2.32	0.00	32.48	172.45	(0.00)	172.45
184. 1/2" - drywall per LF - up to 2' tall	30.17 LF	14.00	3.00	98.70	524.08	(0.00)	524.08
Per EBG GC Pricing							
185. Texture drywall - smooth / skim coat	72.40 SF	1.93	0.61	32.56	172.90	(0.00)	172.90
186. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.46	55.44	294.42	(0.00)	294.42
187. Scrape the walls & prep for paint	241.33 SF	0.77	0.16	43.15	229.13	(0.00)	229.13
188. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
189. Mask and prep for paint - plastic, paper, tape (per LF)	30.17 LF	1.59	0.53	11.25	59.75	(0.00)	59.75
190. Seal/prime then paint the walls twice (3 coats)	241.33 SF	1.59	5.80	90.38	479.89	(0.00)	479.89
Walls							
Doors and Trim							
191. Baseboard - 5 1/4"	30.17 LF	5.76	5.71	41.64	221.13	(0.00)	221.13
192. Base cap	30.17 LF	2.12	1.88	15.28	81.12	(0.00)	81.12
193. Seal & paint baseboard, oversized - two coats	30.17 LF	1.90	0.37	13.38	71.07	(0.00)	71.07
194. Corner trim	30.17 LF	2.27	1.86	16.32	86.67	(0.00)	86.67
Floors							
195. Grout sealer	44.44 SF	1.14	0.46	11.86	62.98	(0.00)	62.98
196. FLOOR COVERING - CERAMIC TILE	51.11 SF	22.00	29.97	267.83	1,422.22	(0.00)	1,422.22
197. Mortar bed for tile floors	44.44 SF	4.27	5.72	45.35	240.83	(0.00)	240.83
Totals: Hallway			56.72	782.93	4,157.40	0.00	4,157.40



Guest bath

Height: 8'

297.33 SF Walls	121.91 SF Ceiling
419.24 SF Walls & Ceiling	121.91 SF Floor
13.55 SY Flooring	37.17 LF Floor Perimeter
37.17 LF Ceil. Perimeter	

Missing Wall
Missing Wall

1' X 8'
7' 10" X 8'

Opens into BATH_CLOSET
Opens into BATH_CLOSET

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
198. Apply plant-based anti-microbial agent to the floor	121.91 SF	0.33	0.40	9.44	50.07	(0.00)	50.07

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 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

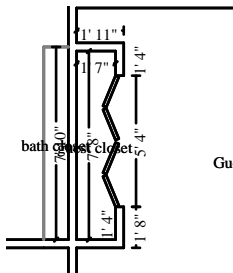
CONTINUED - Guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Insulation (Agreed Price)	74.33 SF	2.32	0.00	40.00	212.45	(0.00)	212.45
200. 1/2" - drywall per LF - up to 2' tall	37.17 LF	14.00	3.70	121.58	645.66	(0.00)	645.66
201. Texture drywall - smooth / skim coat	89.20 SF	1.93	0.75	40.11	213.02	(0.00)	213.02
202. Scrape the walls & prep for paint	297.33 SF	0.77	0.19	53.15	282.28	(0.00)	282.28
203. Mask and prep for paint - plastic, paper, tape (per LF)	37.17 LF	1.59	0.65	13.86	73.61	(0.00)	73.61
204. Seal/prime then paint the walls twice (3 coats)	297.33 SF	1.59	7.15	111.34	591.24	(0.00)	591.24
Doors and Trim							
205. Baseboard - 5 1/4"	37.17 LF	5.76	7.03	51.30	272.43	(0.00)	272.43
206. Base cap	37.17 LF	2.12	2.32	18.83	99.95	(0.00)	99.95
207. Seal & paint baseboard, oversized - two coats	37.17 LF	1.90	0.46	16.49	87.57	(0.00)	87.57
208. Corner trim	37.17 LF	2.27	2.30	20.12	106.80	(0.00)	106.80
Fixtures							
209. Detach & Reset Cabinetry - upper (wall) units	5.00 LF	76.54	0.00	88.78	471.48	(0.00)	471.48
210. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.68	11.43	60.66	(0.00)	60.66
211. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
212. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.33	21.05	111.78	(0.00)	111.78
213. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.78	17.37	92.27	(0.00)	92.27
214. R&R Pocket door unit - Colonist	1.00 EA	396.09	11.76	94.63	502.48	(0.00)	502.48
215. Pocket door latch	1.00 EA	29.21	0.73	6.95	36.89	(0.00)	36.89
216. Vanity - High grade	4.00 LF	330.78	72.25	323.72	1,719.09	(0.00)	1,719.09
217. Countertop - Granite or Marble	8.00 SF	75.22	14.37	142.94	759.07	(0.00)	759.07
218. Countertop subdeck - plywood	8.00 SF	4.29	0.92	8.17	43.41	(0.00)	43.41
219. 6" backsplash for flat laid countertop	6.00 LF	12.18	3.15	17.69	93.92	(0.00)	93.92
220. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.52	16.74	88.89	(0.00)	88.89
221. Sink - single	1.00 EA	299.97	10.65	72.07	382.69	(0.00)	382.69
222. Sink faucet - Bathroom	1.00 EA	239.98	9.25	57.83	307.06	(0.00)	307.06
223. Sink drain assembly with stop	1.00 EA	51.93	0.84	12.24	65.01	(0.00)	65.01
224. Toilet seat	1.00 EA	59.54	2.05	14.29	75.88	(0.00)	75.88
225. Toilet	1.00 EA	547.59	19.78	131.63	699.00	(0.00)	699.00
226. Angle stop valve	1.00 EA	38.98	0.47	9.16	48.61	(0.00)	48.61
227. Toilet flange	1.00 EA	282.77	5.98	66.99	355.74	(0.00)	355.74
228. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	38.62	430.48	2,286.01	(0.00)	2,286.01

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
229. Shower base	1.00 EA	361.65	17.96	88.08	467.69	(0.00)	467.69
230. Shower door	1.00 EA	575.82	25.61	139.53	740.96	(0.00)	740.96
231. Shower head only	1.00 EA	66.02	1.98	15.77	83.77	(0.00)	83.77
232. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Floors							
233. Grout sealer	121.91 SF	1.14	1.27	32.54	172.79	(0.00)	172.79
234. FLOOR COVERING - CERAMIC TILE	140.20 SF	22.00	82.20	734.65	3,901.25	(0.00)	3,901.25
235. Mortar bed for tile floors	121.91 SF	4.27	15.69	124.41	660.66	(0.00)	660.66
Totals: Guest bath			433.90	3,504.06	18,607.72	0.00	18,607.72



guest closet

Height: 8'

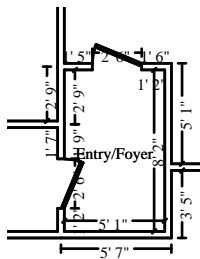
148.00 SF Walls	12.14 SF Ceiling
160.14 SF Walls & Ceiling	12.14 SF Floor
1.35 SY Flooring	18.50 LF Floor Perimeter
18.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
236. Apply plant-based anti-microbial agent to the floor	12.14 SF	0.34	0.04	0.96	5.13	(0.00)	5.13
237. 1/2" - drywall per LF - up to 2' tall	18.50 LF	14.00	1.84	60.52	321.36	(0.00)	321.36
238. Texture drywall - smooth / skim coat	44.40 SF	1.93	0.38	19.97	106.04	(0.00)	106.04
239. Scrape the walls & prep for paint	148.00 SF	0.77	0.10	26.46	140.52	(0.00)	140.52
240. Mask and prep for paint - plastic, paper, tape (per LF)	18.50 LF	1.62	0.33	7.04	37.34	(0.00)	37.34
241. Mask and cover light fixture	1.00 EA	17.00	0.05	3.96	21.01	(0.00)	21.01
242. Seal/prime then paint the walls twice (3 coats)	148.00 SF	1.59	3.56	55.43	294.31	(0.00)	294.31
Doors and Trim							
243. Baseboard - 5 1/4"	18.50 LF	5.76	3.50	25.54	135.60	(0.00)	135.60
244. Base cap	18.50 LF	2.12	1.15	9.37	49.74	(0.00)	49.74

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - guest closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
245. Seal & paint baseboard, oversized - two coats	18.50 LF	1.90	0.23	8.22	43.60	(0.00)	43.60
246. Corner trim	18.50 LF	2.27	1.14	10.01	53.15	(0.00)	53.15
247. R&R Bifold door set - full louvered - Double	1.00 EA	525.01	23.06	127.15	675.22	(0.00)	675.22
248. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	97.58	2.61	45.88	243.65	(0.00)	243.65
249. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	455.77	11.61	108.42	575.80	(0.00)	575.80
250. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.78	17.74	94.20	(0.00)	94.20
251. Closet shelf and rod package - Detach & reset	18.50 LF	14.34	0.00	61.54	326.83	(0.00)	326.83
Floors							
252. Grout sealer	12.14 SF	1.14	0.13	3.25	17.22	(0.00)	17.22
253. FLOOR COVERING - CERAMIC TILE	13.96 SF	22.00	8.18	73.15	388.45	(0.00)	388.45
254. Mortar bed for tile floors	12.14 SF	4.27	1.56	12.40	65.80	(0.00)	65.80
Totals: guest closet			60.25	677.01	3,594.97	0.00	3,594.97



Entry/Foyer

Height: 8'

212.00 SF Walls	41.51 SF Ceiling
253.51 SF Walls & Ceiling	41.51 SF Floor
4.61 SY Flooring	26.50 LF Floor Perimeter
26.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
255. Apply plant-based anti-microbial agent to the floor	41.51 SF	0.34	0.14	3.31	17.56	(0.00)	17.56
256. Insulation (Agreed Price)	53.00 SF	2.32	0.00	28.53	151.49	(0.00)	151.49
257. 1/2" - drywall per LF - up to 2' tall	26.50 LF	14.00	2.64	86.69	460.33	(0.00)	460.33
258. Texture drywall - smooth / skim coat	63.60 SF	1.93	0.54	28.60	151.89	(0.00)	151.89
259. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.92	110.88	588.84	(0.00)	588.84
260. Scrape the walls & prep for paint	212.00 SF	0.77	0.14	37.91	201.29	(0.00)	201.29

Walls

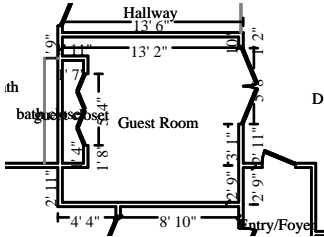


Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
274. Apply plant-based anti-microbial agent to the floor	337.23 SF	0.33	1.10	26.06	138.45	(0.00)	138.45
275. Insulation (Agreed Price)	103.50 SF	2.32	0.00	55.70	295.82	(0.00)	295.82
276. Texture drywall - smooth / skim coat	124.20 SF	1.93	1.05	55.87	296.63	(0.00)	296.63
277. 1/2" - drywall per LF - up to 2' tall	51.75 LF	14.00	5.15	169.28	898.93	(0.00)	898.93
Per EBG GC Pricing							
278. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.46	55.44	294.42	(0.00)	294.42
279. Scrape the walls & prep for paint	414.00 SF	0.77	0.27	74.01	393.06	(0.00)	393.06
280. Mask and prep for paint - plastic, paper, tape (per LF)	51.75 LF	1.59	0.91	19.30	102.49	(0.00)	102.49
281. Mask and cover light fixture	3.00 EA	16.59	0.15	11.58	61.50	(0.00)	61.50
282. Seal/prime then paint the walls twice (3 coats)	414.00 SF	1.59	9.96	155.04	823.26	(0.00)	823.26
Doors and Trim							
283. Baseboard - 5 1/4"	51.75 LF	5.76	9.79	71.43	379.30	(0.00)	379.30
284. Base cap	51.75 LF	2.12	3.23	26.21	139.15	(0.00)	139.15
285. Seal & paint baseboard, oversized - two coats	51.75 LF	1.90	0.64	22.96	121.93	(0.00)	121.93
286. Corner trim	51.75 LF	2.27	3.20	28.00	148.67	(0.00)	148.67
287. R&R Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	509.77	11.85	121.01	642.63	(0.00)	642.63
Current pricing for professional material needed							
288. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.78	17.74	94.20	(0.00)	94.20
289. Service - Sliding Patio Doors (Bid Item)*	1.00 EA	1,750.00	0.00	406.00	2,156.00	(0.00)	2,156.00
Floors							
290. Mortar bed for tile floors	337.23 SF	4.27	43.40	344.15	1,827.52	(0.00)	1,827.52
291. Grout sealer	337.23 SF	1.14	3.51	90.00	477.95	(0.00)	477.95
292. FLOOR COVERING - CERAMIC TILE	387.81 SF	22.00	227.37	2,032.13	10,791.32	(0.00)	10,791.32
293. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Dining Room			381.32	4,004.28	21,264.10	0.00	21,264.10

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Guest Room

Height: 8'

438.67 SF Walls	146.42 SF Ceiling
585.08 SF Walls & Ceiling	146.42 SF Floor
16.27 SY Flooring	54.83 LF Floor Perimeter
54.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
294. Apply plant-based anti-microbial agent to the floor	146.42 SF	0.33	0.48	11.32	60.12	(0.00)	60.12
295. Insulation (Agreed Price)	109.67 SF	2.32	0.00	59.03	313.46	(0.00)	313.46
296. 1/2" - drywall per LF - up to 2' tall	54.83 LF	14.00	5.45	179.34	952.41	(0.00)	952.41
297. Texture drywall - smooth / skim coat	131.60 SF	1.93	1.11	59.18	314.28	(0.00)	314.28
298. Scrape the walls & prep for paint	438.67 SF	0.77	0.29	78.42	416.49	(0.00)	416.49
299. Mask and prep for paint - plastic, paper, tape (per LF)	54.83 LF	1.59	0.96	20.45	108.59	(0.00)	108.59
300. Mask and cover light fixture	2.00 EA	16.59	0.10	7.72	41.00	(0.00)	41.00
301. Seal/prime then paint the walls twice (3 coats)	438.67 SF	1.59	10.55	164.27	872.31	(0.00)	872.31
Doors and Trim							
302. Baseboard - 5 1/4"	54.83 LF	5.76	10.37	75.67	401.86	(0.00)	401.86
303. Base cap	54.83 LF	2.12	3.42	27.76	147.42	(0.00)	147.42
304. Seal & paint baseboard, oversized - two coats	54.83 LF	1.90	0.68	24.33	129.19	(0.00)	129.19
305. Corner trim	54.83 LF	2.27	3.39	29.67	157.52	(0.00)	157.52
306. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	446.77	11.61	106.33	564.71	(0.00)	564.71
307. R&R Interior door unit	1.00 EA	371.78	17.18	90.23	479.19	(0.00)	479.19
308. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.33	21.46	113.95	(0.00)	113.95
309. Door knob - interior	1.00 EA	46.10	1.39	11.02	58.51	(0.00)	58.51
Floors							
310. Carpet pad - High grade	146.42 SF	0.85	6.76	30.45	161.67	(0.00)	161.67
311. Floor Covering - Carpet (Agreed Price)	168.38 EA	12.00	0.00	468.77	2,489.33	(0.00)	2,489.33
312. Misc*	1.00 EA	900.00	58.50	222.37	1,180.87	(0.00)	1,180.87
Misc for material and labor							
Totals: Guest Room			133.57	1,687.79	8,962.88	0.00	8,962.88

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



bath closet

Height: 8'

70.67 SF Walls	7.83 SF Ceiling
78.50 SF Walls & Ceiling	7.83 SF Floor
0.87 SY Flooring	8.83 LF Floor Perimeter
8.83 LF Ceil. Perimeter	

Missing Wall

7' 10" X 8'

Opens into GUEST_BATH

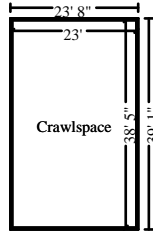
Missing Wall

1' X 8'

Opens into GUEST_BATH

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
313. Apply plant-based anti-microbial agent to the floor	7.83 SF	0.33	0.03	0.60	3.21	(0.00)	3.21
314. Insulation (Agreed Price)	17.67 SF	2.32	0.00	9.51	50.50	(0.00)	50.50
315. 1/2" - drywall per LF - up to 2' tall	8.83 LF	14.00	0.88	28.89	153.39	(0.00)	153.39
Fair market pricing for material needed							
316. Texture drywall - smooth / skim coat	21.20 SF	1.93	0.18	9.53	50.63	(0.00)	50.63
317. Scrape the walls & prep for paint	70.67 SF	0.77	0.05	12.65	67.12	(0.00)	67.12
318. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
319. Mask and prep for paint - plastic, paper, tape (per LF)	8.83 LF	1.59	0.15	3.29	17.48	(0.00)	17.48
320. Seal/prime then paint the walls twice (3 coats)	70.67 SF	1.59	1.70	26.46	140.53	(0.00)	140.53
Doors and Trim							
321. Baseboard - 5 1/4"	8.83 LF	5.76	1.67	12.19	64.72	(0.00)	64.72
322. Base cap	8.83 LF	2.12	0.55	4.48	23.75	(0.00)	23.75
323. Corner trim	8.83 LF	2.27	0.55	4.77	25.36	(0.00)	25.36
324. R&R Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	192.47	8.33	46.57	247.37	(0.00)	247.37
325. R&R Bifold door set - Colonist - Double	1.00 EA	370.56	13.02	88.99	472.57	(0.00)	472.57
Fair Market Pricing for Material and Labor needed							
326. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.61	44.99	238.90	(0.00)	238.90
327. Closet shelf and rod package - Detach & reset	8.83 LF	14.30	0.00	29.29	155.56	(0.00)	155.56
Floors							
328. Mortar bed for tile floors	7.83 SF	4.27	1.01	7.98	42.42	(0.00)	42.42
329. Grout sealer	7.83 SF	1.14	0.08	2.09	11.10	(0.00)	11.10
330. FLOOR COVERING - CERAMIC TILE	9.01 SF	22.00	5.28	47.21	250.71	(0.00)	250.71
Totals: bath closet			36.14	383.36	2,035.83	0.00	2,035.83

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Crawlspace

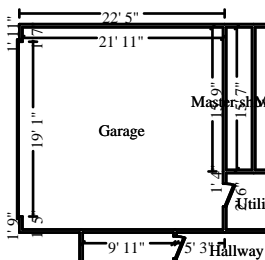
Height: 8'

982.67 SF Walls	883.58 SF Ceiling
1866.25 SF Walls & Ceiling	883.58 SF Floor
98.18 SY Flooring	122.83 LF Floor Perimeter
122.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
331. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	61.71	327.71	(0.00)	327.71
332. Moisture protection - vapor barrier seam tape	1,178.00 SF	0.14	2.30	38.80	206.02	(0.00)	206.02
333. Moisture protection for crawl space - visqueen - 10 mil	1,178.00 SF	1.66	8.42	455.62	2,419.52	(0.00)	2,419.52
334. Insulation (Agreed Price)	1,178.00 SF	3.50	0.00	956.54	5,079.54	(0.00)	5,079.54
335. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
336. Moisture protection for crawl space - hydrated lime	883.58 SF	1.04	12.06	215.99	1,146.97	(0.00)	1,146.97
337. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	32.48	172.48	(0.00)	172.48

Per OSHA Requirement

Totals: Crawlspace			22.78	1,761.14	10,202.24	0.00	10,202.24
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Garage

Height: 8'

704.00 SF Walls	484.00 SF Ceiling
1188.00 SF Walls & Ceiling	484.00 SF Floor
53.78 SY Flooring	88.00 LF Floor Perimeter
88.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
338. Water heater overflow drain pan	1.00 EA	56.09	1.58	13.38	71.05	(0.00)	71.05
339. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.43	8.26	43.89	(0.00)	43.89
340. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	43.85	275.68	1,463.97	(0.00)	1,463.97

Totals: Garage			46.86	297.32	1,578.91	0.00	1,578.91
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Total: Main Level			3,587.62	34,891.68	186,277.86	0.00	186,277.86
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Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
341. Carpet labor minimum	1.00 EA	239.70	0.00	55.61	295.31	(0.00)	295.31
342. Door labor minimum	1.00 EA	96.85	0.00	22.47	119.32	(0.00)	119.32
Totals: Labor Minimums Applied			0.00	78.08	414.63	0.00	414.63
Line Item Totals: 17633_MARCO_RECON			3,587.62	34,969.76	186,692.49	0.00	186,692.49

Grand Total Areas:

6,468.92 SF Walls	3,087.89 SF Ceiling	9,556.82 SF Walls and Ceiling
3,087.89 SF Floor	343.10 SY Flooring	807.45 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	814.45 LF Ceil. Perimeter
3,087.89 Floor Area	3,283.21 Total Area	6,468.92 Interior Wall Area
3,145.57 Exterior Wall Area	355.57 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	148,135.11
Material Sales Tax	3,445.96
Subtotal	151,581.07
Overhead	18,087.67
Profit	16,882.09
Laundering Tax	141.66
Replacement Cost Value	\$186,692.49
Net Claim	\$186,692.49

Elizabeth Brath
Estimator

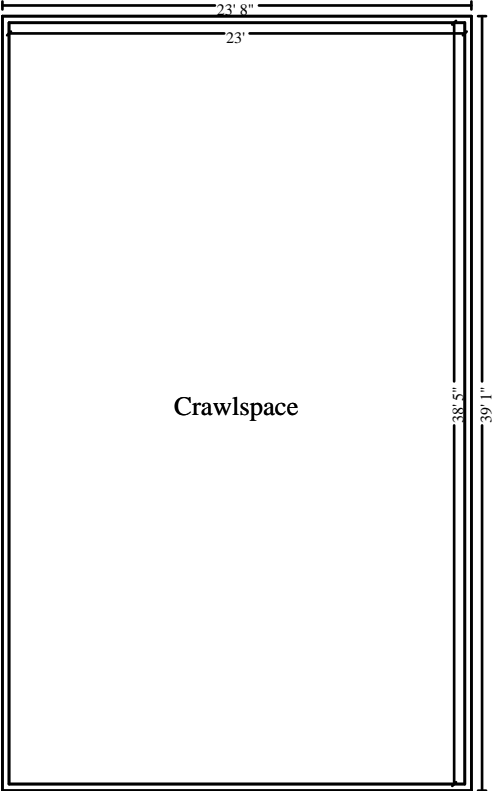
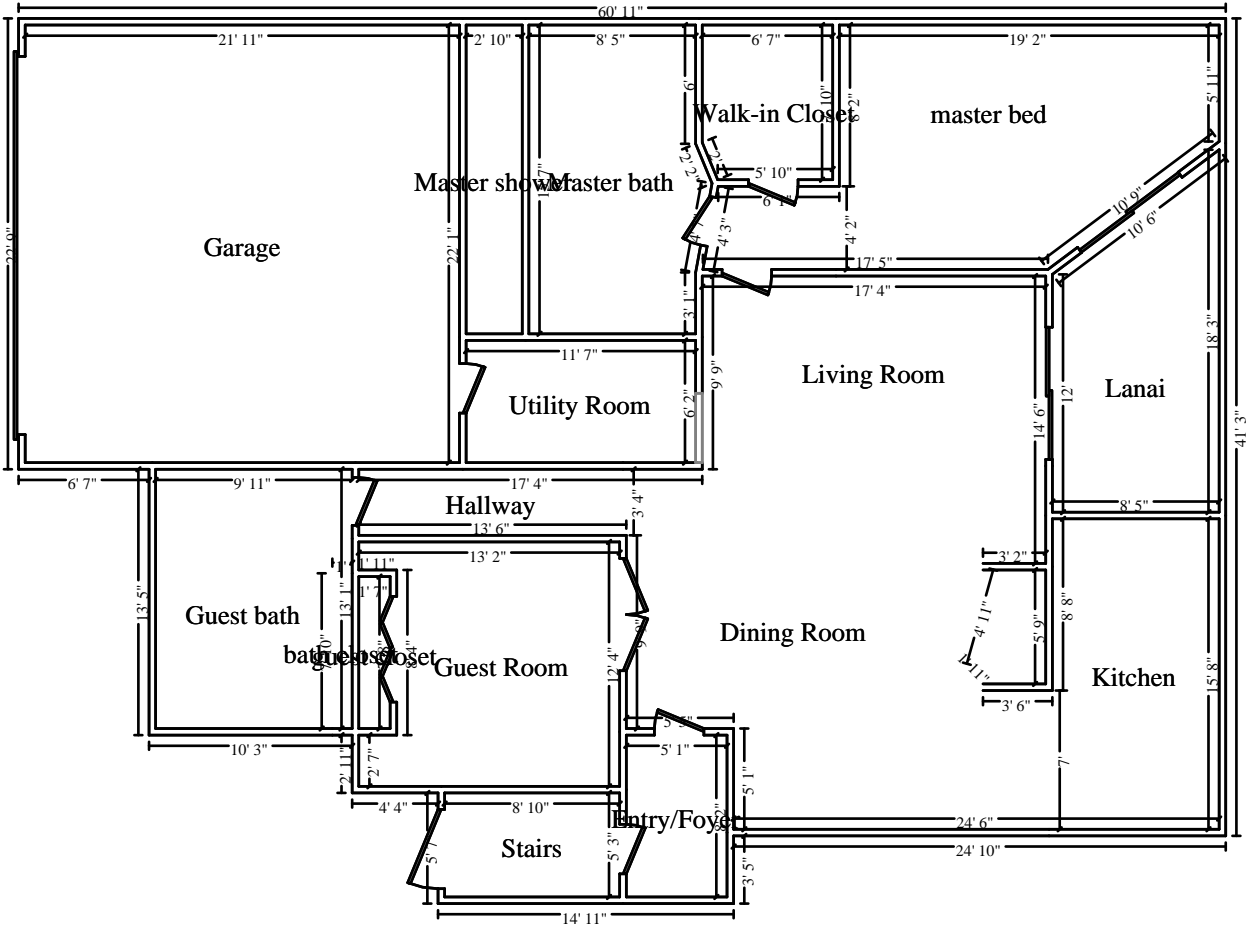


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Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6.5%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6.5%)
Line Items	18,087.67	16,882.09	3,445.96	141.66	0.00	0.00
Total	18,087.67	16,882.09	3,445.96	141.66	0.00	0.00



EBC Construction Progress/Plan

Meeting #2 Summary

January 11, 2023

Participants:

EBC - Joe, Sr., Renee, Roni, Rami, Demetre, Mark, Jay*

IP Sec V.2. – Jim, Norm, Rick

Pegasus – Kelsey

* No official role call was conducted

Summary:

EBC: Conex box, port-o-pottys (2) and dumpsters(2) would be delivered this week (all delivered 1-12) 1 dumpster was supposed to be set in the clubhouse parking lot near the existing conex box and the other over near 17633 Captiva.

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EBC agreed to weekly teleconferences to provide a review of work conducted the prior week and what reconstruction is planned for the coming week. The next conference will be Friday 1-20 late AM or early PM.

END OF SUMMARY

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, January 11, 2023 8:48 PM
To: Joseph Tortorici; Gerry EDWARDS; Ginny Howley; Meghan Damian; joseph_roumie@yahoo.com; norm riess; Joe Barker; Jaye Popoli; rubybenz@msn.com; Sue Carlton; Radu-Liviu Marin; mg43429673@gmail.com; George McCann; Michael Cooper; jcalcagno@verizon.net; terry@addiewatersystems.com; wvespe@yahoo.com; michael@setterstools.com
Cc: The Durbins; Joe DiRienzi Sr.; James Cillo; Rita Angelini
Subject: Final Confirmation - TIME CRITICAL RESPONSE REQUESTED
Attachments: Sec V Unit Rebuild List Elias 1-11-23 (phone-emails).docx
Flag Status: Flagged

Hello everyone. We had a teleconference call today with Elias Brothers Construction (EBC). I will send you all a summary of the entire meeting tomorrow. During the meeting, EBC requested a finalized listing of everyone listed on the attached list as part of the reconstruction contract. We want to completely eliminate any confusion, so I am asking you to verify and agree you do indeed want to have reconstruction done by EBC. While you are reviewing the list, please verify your contact information also.

We need for you to confirm your information is correct and state you will be part of this rebuild contract project by tomorrow 5PM. If I do not hear from you by then, I will be calling to verify this information tomorrow.

This is critical for EBC to start reconstruction. This is very important. Please respond by tomorrow.

Thank you,
Rick

IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-12-2023)

Full-time Residents:

17601 Captiva – Jim Cillo - 845-489-0420 / jamescillo@icloud.com ©
17603 Captiva – Louis Avis - 239-267-1020 // 502-767-6012 / deeavis@aol.com ©
17611 Captiva – Gerry Edwards - 517-881-3336 / codebrowngerry@comcast.net ©
17613 Captiva – Virginia Howley - 239-489-0742 / mitch999@embarqmail.com - ginnyhowley34@gmail.com ©
17621 Captiva – Meghan Damian - 954-654-0074 / meghandamian@aol.com ©
17631 Captiva – Youssef Roumie - 239-405-7598 / joseph_roumie@yahoo.com
17633 Captiva – Norm Reiss - 847-809-8449 / normriess@yahoo.com ©
17641 Captiva – Joe Barker - 239-265-8327 / joco4246@gmail.com ©
17653 Captiva – Jaye Popoli - 239-878-2205 / jpopoli1244@gmail.com ©
17601 Marco – Judy Benz - 954-298-8843 / rubbybenz@msn.com ©
17641 Marco – Rick Roudebush - 317-410-9644 / rrroudebush@gmail.com ©
17643 Marco – Sue Carlton - 515-230-5181 / suenipv@gmail.com ©

Part-time Residents:

17600 Captiva – Joe Tortorici - 631-885-3612 cell / retxpress@gmail.com dtortorici47@gmail.com ©
17602 Captiva – Radu Marin - 0049 17621557508
/ praxisdr.marin@yahoo.de ©
17620 Captiva – Janelle (Michael-son POA) Goff - 864-275-8703 / michael@setterstools.com ©
17632 Captiva – George McCann - 907-350-6998 / mccannellsworth@gmail.com ©
17642 Captiva – Mike Cooper - 815-276-1096 / mcooper030@gmail.com ©
17643 Captiva – Joe Calcagno – Need # / jcalcagno@verizon.net // andreal64@gmail.com
17623 Marco – Castro Joint RT – Elaine Minnis - 239-454-6158 / emennis000@aol.com © (ADDITION TO ORIGINAL LIST)
17633 Marco – Terry Addie – 608-7517827 // 608-751-7390 / terry@addiewatersystems.com ©
17651 Marco – Will Vespe - 609-929-2999 / wvespe@yahoo.com ©

ddjdurbin@gmail.com

Subject: Re: Final Confirmation - TIME CRITICAL RESPONSE REQUESTED

From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>

Sent: Thursday, January 12, 2023 1:11 PM

To: Rick Roudebush <rrroudebush@gmail.com>

Cc: Edward Walendy <edwardwalendy65@gmail.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>

Subject: Re: Final Confirmation - TIME CRITICAL RESPONSE REQUESTED

Rick,

I've been communicating with Will Vespe regularly. Both Mark and Jay held video conferences with him to get his unit started. I have email confirmation from the Vespes to add them under the Elias contract, they have also asked that our communications remain private.

I'm wondering if it would be best to have Mark and Jay stop by your place later this afternoon to talk with you about your house. Elias doesn't have a "blank form" per say, that gives homeowners a pick and choose option to replace items. The most efficient way would be to get Mark, Jay, and myself engaged in individual conversations to create an action plan based on what they need. After agreeing to a scope of work, Elias Contracting will build a order specifically for that unit.

Please note Xactimate reports are not a scope of work homeowners need to agree to. It's a detailed report, accepted by insurance carriers identifying all the line items insurance will cover. Xactimate's are not final estimates, but rather help generate a ROM "Rough order magnitude" for the homeowners.

Thank you,

Demetre Vrynios

Project Coordinator Storm Team

4627 Arnold Avenue, Unit #201

Naples, Florida 34104

720.957.7051

Demetre@EBGContracting.com

www.Eliasbrothersgroup.com

EBC Construction Progress/Plan

Meeting #2 Summary

January 11, 2023

Participants:

EBC - Joe, Sr., Renee, Roni, Rami, Demetre, Mark, Jay*

IP Sec V.2. – Jim, Norm, Rick

Pegasus – Kelsey

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END OF SUMMARY

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 11, 2023 11:05 PM
To: Elizabeth Brath; Roni Elias; Rami Yitzhak; Demetre Alexander Vrynios;
david@rkrestorationservices.com
Cc: Brandon Leonard; Renee Sloan
Subject: RE: Island Park Xactimate reports

Elizabeth,

In going through these Xactimate's per home Brandon and I are finding that there is a lot of line items that will probably not get done. Is this correct to assume? We are also finding some shortages on the numbers specifically in interior trim, interior doors, sliders, among some other things.

When this bid process was originally discussed and set up to be done in this format by Chip or whomever out of Texas.... I did make it a point to request with Demetre that a general scope of work be outlined and done in part with the Xactimating process. Being that it ended up with you and David doing these, and that you and David were having to walk through each of the homes one by one... can you and David accomplish providing just that general scope of work in our format (no numbers) for each Xactimate/home?

In reviewing some of these so far, I can say with certainty that if we are having to do all of what is outlined line item by line item in the Xactimate information provided... there is no way we can do the houses for these numbers.

With that in consideration and in contrast, and if in fact a lot of the line items are never going to be done, than it does offset the shortages and may be more in line with accuracy for us to do the homes for the total end numbers showing. Here in lies my request very early on for an outlined scope of work per home.

Bottom line, and coming from my perspective, it is very hard for me to bless these Xactimate's officially saying there is enough money in them without clarifying some information and having in a group meeting on this. And to follow up on my request for a scope with the Xactimate's... can we get a brief better description of the scope in each home that was visited perhaps in the following format?

- Total Sq. ft. of sub-floor to be replaced.
- Total Linier/sq ft of insulation.
- Total Linier/sq ft of drywall. (flood cut height)
- Total # of interior doors to be replace.
- Total Linier feet of interior door casing.
- Total Linier feet of baseboards.
- Total Sq. ft. of floors to be replaced Carpet-tile laminant.
- Total Sq. ft. of wall tile and tile backer.
- Total # of cabinets upper and lowers.
- ~~Total # of vanities in bathrooms.~~
- Total Liner ft of countertops kitchen and baths.
- Total Sq. ft. of living space under air.
- Which Appliances to replace.
- Shower walls tile enclosures.
- List anything pertinent that was seen that may need to be called out. I.e: Panel box replacement, light fixtures, wall paper, etc.

Are there any photos that were taken of the homes during the walks for Branon and I to correspond with during our review?

Please let me know your thoughts on this.

Respectfully,

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Elizabeth Brath <elizabeth@ebgcontracting.com>

Sent: Tuesday, January 10, 2023 2:15 PM

To: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>

Subject: Xactimate reports

All,

Attached is the Xactimate reports for the following units.

17602 Captiva

17623 Marco – (I attached the older estimate this morning, please disregard this units Xactimate from this a.m.)

17641 Captiva

All the best

Elizabeth Brath

Estimator

Elias Brothers General Contractor, Inc

4627 Arnold Avenue, Suite #201

Naples, FL 34104

Office: 239-293-2442

Mobile: 702-444-5702

Elizabeth@EBGContracting.com

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ELIAS BROTHERS GROUP
ROOFING DIVISION

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Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 11, 2023 8:56 PM
To: James Cillo
Cc: Demetre Alexander Vrynios; Joe DiRienzi Jr.; Rami Yitzhak; Renee Sloan
Subject: FW: Island park 17601 first house being drywalled
Attachments: IMG_3406.jpg; IMG_3401.jpg; IMG_3408.jpg; IMG_3412.jpg; IMG_3410.jpg

Jim,

See photos of the electrical issues needing to be fixed. Much more than just the cabinet lighting as shown in the photos. It's all getting handled to code as required.

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
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Naples, FL 34104
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From: Chris DiRienzi <chris.dirienzi@elias-brothers.com>
Sent: Wednesday, January 11, 2023 7:21 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Island park

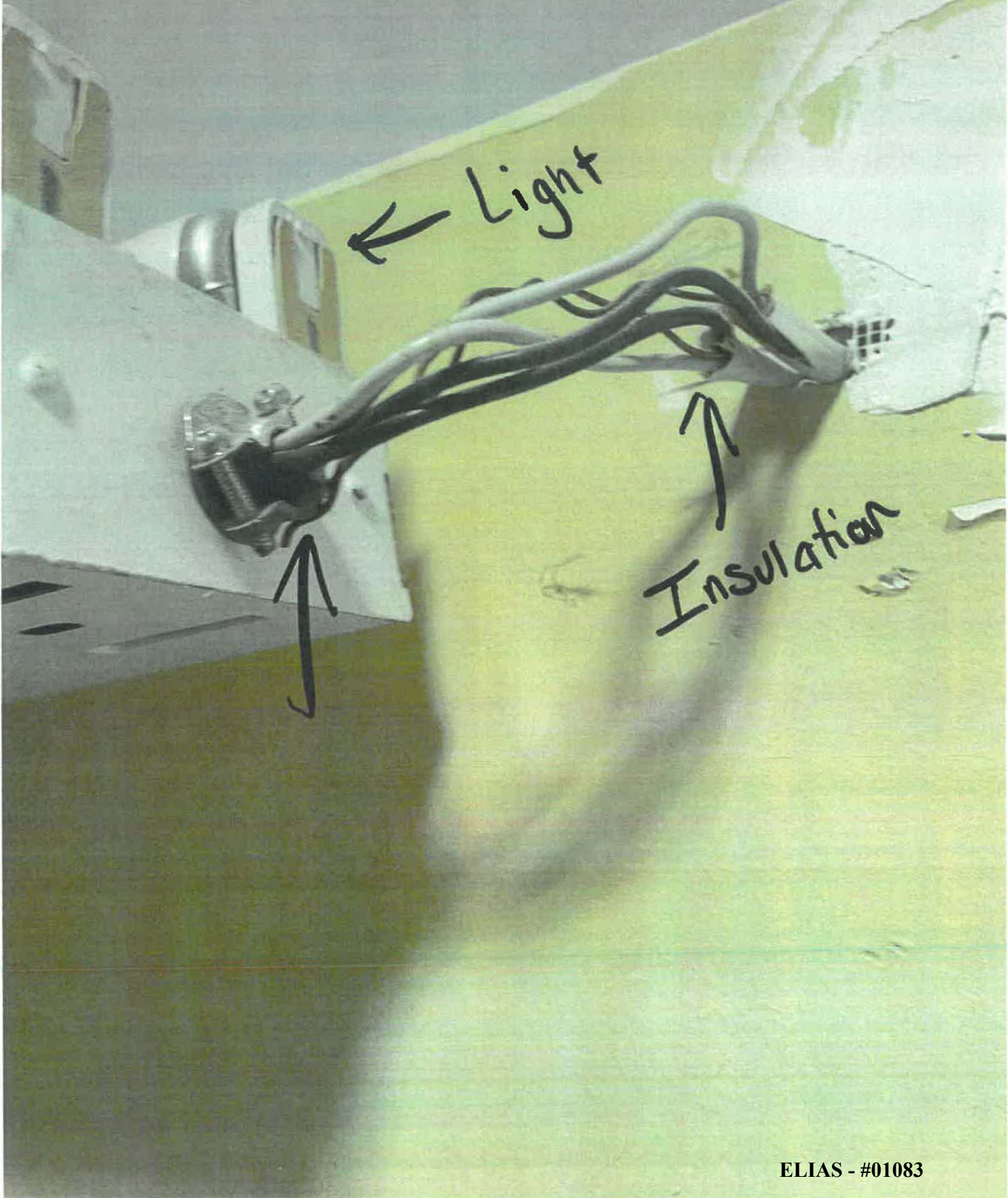
Island Park electrical in 17601

Chris DiRienzi
Customer Service Specialist
Elias Brothers Group
Mobile: 239-272-7415

Kitchen

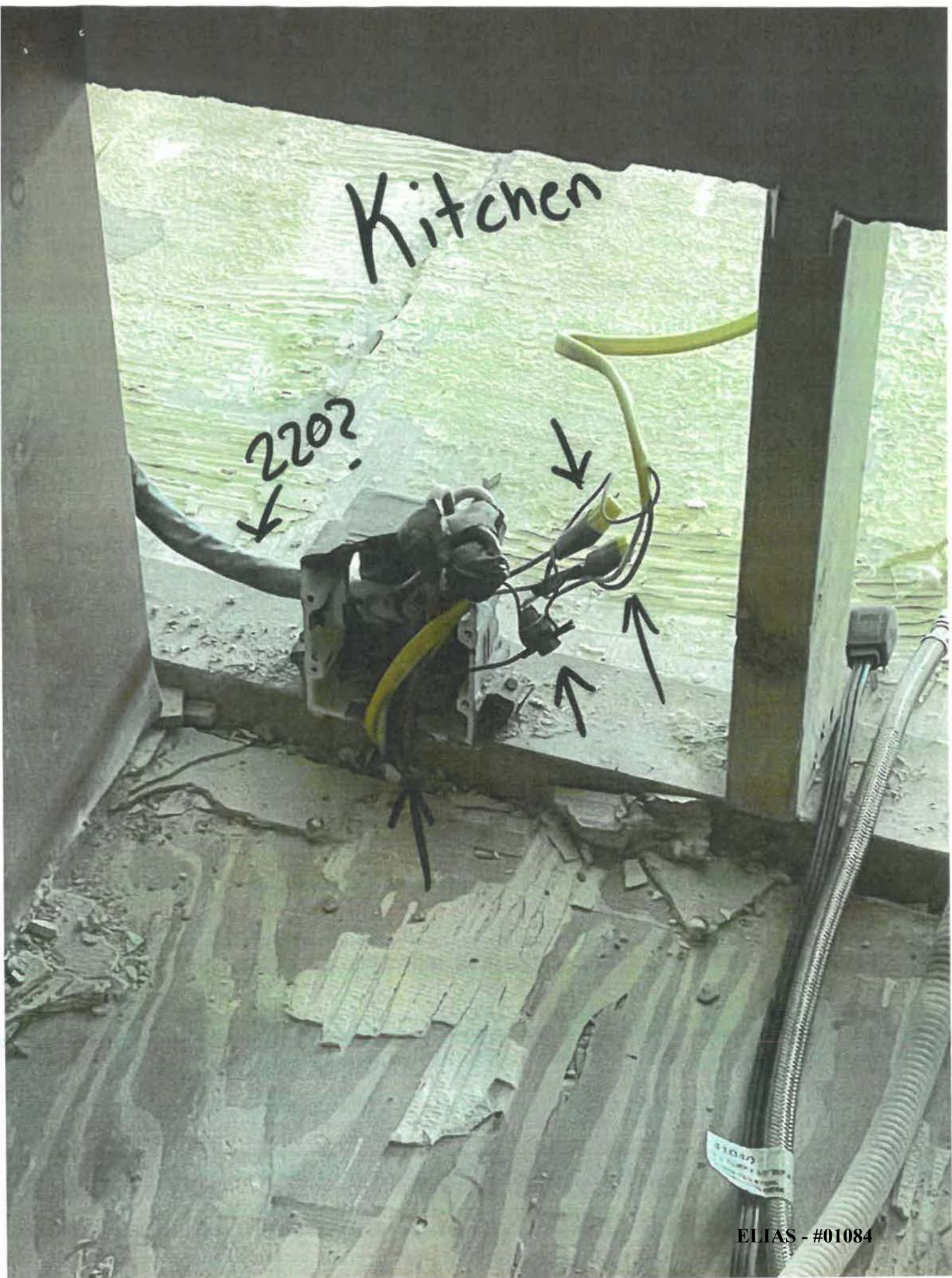
Light

Insulation



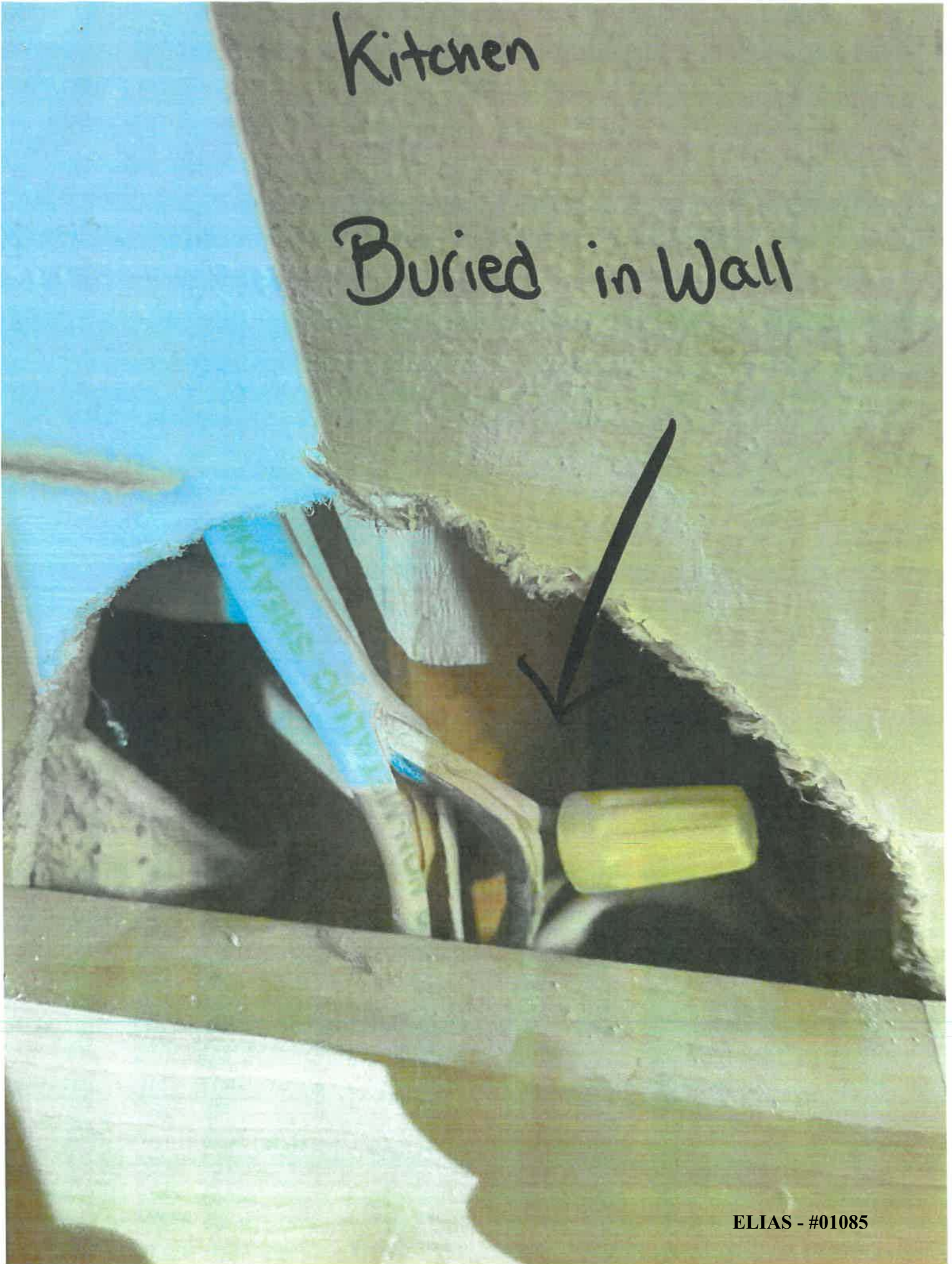
Kitchen

220?



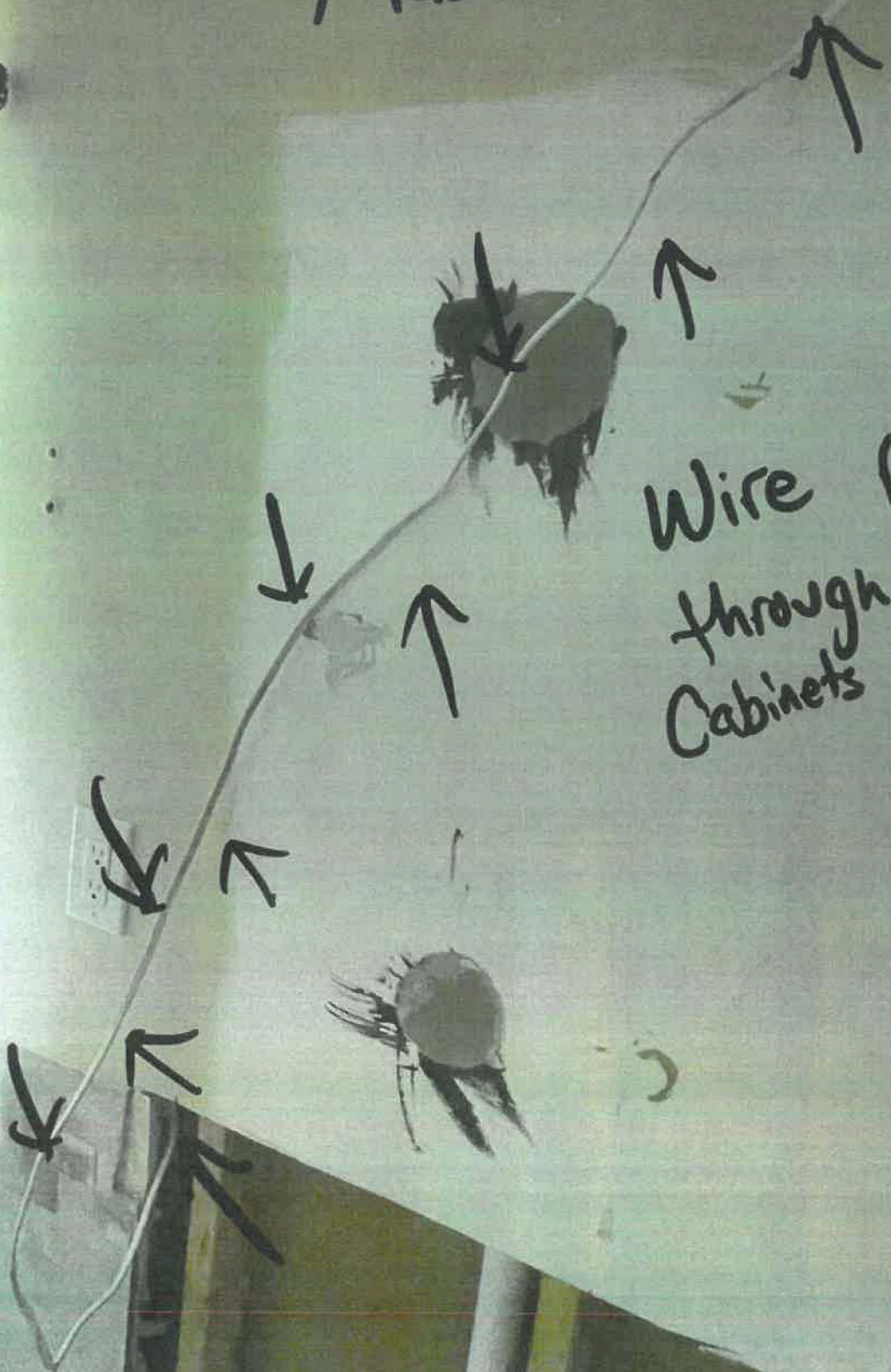
Kitchen

Buried in Wall



Master Bath

Wire ran
through
Cabinets



Living Room



Power for
Bar ?

EBC Construction Progress/Plan

Meeting #2 Summary

January 11, 2023

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END OF SUMMARY

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, January 14, 2023 9:20 AM
To: Joe DiRienzi Sr.; Demetre Alexander Vrynios; Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Jr.
Cc: The Durbins; Jennifer Darrow; Edward Walendy
Subject: Summary 1-11-23 Construction Meeting #2
Attachments: 1-11-23 EBC Construction Progress sUMMARY.docx

Please see attached summary from our meeting Wednesday January 11th.

Thank you,
Rick

Renee Sloan

Subject: Island Park 5.2 Conference follow up call
Location: Telephone Conference call - no location necessary (Dial in 1-267-930-4000 / access pin 650-086-743)

Start: Wed 1/11/2023 1:00 PM
End: Wed 1/11/2023 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danielifior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>; Renee Sloan

Please join the RingCentral conference. The Conference will take place on January 11th at 1:00 pm

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

From: Renee Sloan
Sent: Wednesday, January 04, 2023 3:53 PM
To: Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios; norm riess; Renee Sloan
Subject: Island Park 5.2 Conference follow up call - Scheduled for January 11th at 1:00 pm

Calendar invite to follow.

Please join the RingCentral conference. The Conference will take place on January 11th at 1:00 pm

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743
To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

Subject: Island Park 5.2 Conference follow up call
Location: Telephone Conference call - no location necessary (Dial in 1-267-930-4000 / access pin 650-086-743)

Start: Wed 1/11/2023 1:00 PM
End: Wed 1/11/2023 2:00 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Joe DiRienzi Sr.
Required Attendees: Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>; Renee Sloan

Please join the RingCentral conference. The Conference will take place on January 11th at 1:00 pm

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

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Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

From: Rami Yitzhak
Sent: Wednesday, January 04, 2023 3:40 PM
To: Renee Sloan
Subject: Re: Island Park 5.2 Meeting Summary

Renee,
Please up the meeting for Wednesday 1/11 at 1:00.
Thanks, Rami

Sent from my iPhone

On Jan 3, 2023, at 9:06 AM, Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hey Rami,
Good morning. Not sure how to respond? Will I be setting up the meeting? Or will this be Demetre? And he really didn't say a time or date to confirm?? (and I guess we should of put Norm Reiss lol) Let me know how to respond and I will do so. 😊

Renee Rae Sloan

<image001.jpg>

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 02, 2023 2:08 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>;

Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>
Subject: Re: Island Park 5.2 Meeting Summary

You don't often get email from rroudebush@gmail.com. [Learn why this is important](#)

Will you be setting up this meeting, or Pegasus?
Thank you,
Rick

On Mon, Jan 2, 2023 at 1:31 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Good afternoon all,

Please see the attached summary of the conference call that was made on December 30th. We were trying to schedule another conference call January 10th or January 11th, at either 11:00 am or 1:00 pm. If you can confirm a date and time so we can place on our calendar that would be great. Should you have any questions or concerns please contact our office anytime.

Kind regards,

Renee Rae Sloan

<image001.jpg>

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : [239-245-9561](tel:239-245-9561)

Office: [239-643-1624](tel:239-643-1624) ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, January 12, 2023 6:03 PM
To: Elaine Minnis
Cc: ddjdurbin@gmail.com; Edward Walendy; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Renee Sloan; Demetre Alexander Vrynios
Subject: Re: 17623 MARCO ISLAND LANE - PLEASE CONFIRM RECEIPT

I will add you to the confirmed list of owners opting to join the Elias Brother Construction contract for Section V.2.
Thank you,
Rick

On Thu, Jan 12, 2023 at 4:22 PM Elaine Minnis <eminnis000@aol.com> wrote:

Dear Rick,

I am the trustee of the CASTRO JOINT REVOCABLE TRUST. Mrs. Castro is deceased and I am in legally in charge of her properties. The home at 17623 Marco Island Lane is titled in the trust.

I officially request that I be included in the Elias contract for reconstruction of the Castro property.

My address is
ELAINE A. MINNIS
17159 Plantation Drive
Fort Myers, Florida 33967
(239) 454-6158

If you have any questions or concerns, please call me.

Thanks.
Elaine

IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-12-2023)

Full-time Residents:

- 17601 Captiva – Jim Cillo - 845-489-0420 / jamescillo@icloud.com ©
- 17603 Captiva – Louis Avis - 239-267-1020 // 502-767-6012 / deeavis@aol.com ©
- 17611 Captiva – Gerry Edwards - 517-881-3336 / codebrowngerry@comcast.net ©
- 17613 Captiva – Virginia Howley - 239-489-0742 / mitch999@embarqmail.com - ginnyhowley34@gmail.com ©
- 17621 Captiva – Meghan Damian - 954-654-0074 / meghandamian@aol.com ©
- 17631 Captiva – Youssef Roumie - 239-405-7598 / joseph_roumie@yahoo.com
- 17633 Captiva – Norm Reiss - 847-809-8449 / normriess@yahoo.com ©
- 17641 Captiva – Joe Barker - 239-265-8327 / joco4246@gmail.com ©
- 17653 Captiva – Jaye Popoli - 239-878-2205 / jpopoli1244@gmail.com ©
- 17601 Marco – Judy Benz - 954-298-8843 / rubbybenz@msn.com ©
- 17641 Marco – Rick Roudebush - 317-410-9644 / rroudebush@gmail.com ©
- 17643 Marco – Sue Carlton - 515-230-5181 / suenipv@gmail.com ©

Part-time Residents:

- 17600 Captiva – Joe Tortorici - 631-885-3612 cell / retxpress@gmail.com dtortorici47@gmail.com ©
- 17602 Captiva – Radu Marin - 0049 17621557508

/ praxisdr.marin@yahoo.de ©
- 17620 Captiva – Janelle (Michael-son POA) Goff - 864-275-8703 / michael@setterstools.com ©
- 17632 Captiva – George McCann - 907-350-6998 / mccannellsworth@gmail.com ©
- 17642 Captiva – Mike Cooper - 815-276-1096 / mcooper030@gmail.com ©
- 17643 Captiva – Joe Calcagno – Need # / jcalcagno@verizon.net // andreacal64@gmail.com
- 17623 Marco – Castro Joint RT – Elaine Minnis - 239-454-6158 / emennis000@aol.com © (ADDITION TO ORIGINAL LIST)
-
- 17633 Marco – Terry Addie – 608-7517827 // 608-751-7390 / terry@addiewatersystems.com ©
- 17651 Marco – Will Vespe - 609-929-2999 / wvespe@yahoo.com ©

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, January 12, 2023 8:14 PM
To: Roni Elias; Joe DiRienzi Sr.; Renee Sloan; Rami Yitzhak; The Durbins; Demetre Alexander Vrynios; Edward Walendy
Cc: Andrea Calcagno; Jennifer Darrow; Kelsey@pegasuscam.com
Subject: Confirmation List
Attachments: 1-12-23 Sec V Unit Rebuild List Elias (phone-emails).docx

Roni, attached is the listing you requested. I apologize for it being late, but I hope you understand we have a few owners with many questions and concerns. Also, some of our owners do not communicate well over email, text or even phone. I personally contacted each to make the confirmation. As you will see there is an addition to the list to make the total 21 units. It is 17623 Marco and it is an estate property with a representative. Her contact information was also verified.

I need to clarify something. If we are approached by any other owners after this, do they need to contract with you separately?

Thank you,
Rick

Renee Sloan

From: Andrea Calcagno <andreacal64@gmail.com>
Sent: Saturday, January 14, 2023 11:10 AM
To: Rick Roudebush
Cc: Roni Elias; Joe DiRienzi Sr.; Renee Sloan; Rami Yitzhak; The Durbins; Demetre Alexander Vrynios; Edward Walendy; Jennifer Darrow; Kelsey@pegasuscam.com
Subject: Re: Confirmation List

Some people who received this message don't often get email from andreacal64@gmail.com. [Learn why this is important](#)
Received, thank you.

On Thu, Jan 12, 2023 at 8:14 PM Rick Roudebush <rrroudebush@gmail.com> wrote:

Roni, attached is the listing you requested. I apologize for it being late, but I hope you understand we have a few owners with many questions and concerns. Also, some of our owners do not communicate well over email, text or even phone. I personally contacted each to make the confirmation. As you will see there is an addition to the list to make the total 21 units. It is 17623 Marco and it is an estate property with a representative. Her contact information was also verified.

I need to clarify something. If we are approached by any other owners after this, do they need to contract with you separately?

Thank you,
Rick

WIND
Flood

Color
color

Scope of Work

Date: Jan 12 2023

• ADD Separate Dimensions of CABINETS & Vanities

- Hot w/ Electr. 17601 Marco Island Ln.
- Plumb REARIS + Pressure TEST .
- Total Sq. Ft. of sub-floor Replacement: 0 Sq. Ft.
- Total Ln. Ft. of Insulation: 67 Lf. @ 16" stud spacing
- Flood Cuts: 71 Ln. Ft. @ 2' H
- Flood Cuts 322 Ln. Ft. @ 3' H
- Flood Cuts: 19 Ln. Ft. @ 4' H
- Drywall in Kitchen: 22 Ln. Ft. @ 8' H
- Doors to be replaced: 0
- Ln. Ft. of Door casing: 1 Closet slider @ 18.5 Ln. Ft.
- Total Ln. Ft. of Baseboard: 400 Ln. Ft.
- Total Sq. Ft. of Flooring to replace: 1462 Sq. Ft.
- Tile: 345 Sq. Ft.
- Carpet: 589 Sq. Ft.
- Hardwood: 558 Sq. Ft.
- Total Sq. Ft. of Backer Board: 106 Sq. Ft.
- Total Sq. Ft. of Wall Tile: 153 Sq. Ft.
- Total number of Cabinets: Waiting on customer reply for old layout.
- Total Ln. Ft. of Kitchen Cabinets: 18.5 Upper 15 Base
- Vanities: 1 Single @ 4' 1 Jack & Jill @ 6'
- Total Sq. Ft. of Countertops Kitchen: 22.5 Ln. Ft.; 4 Ln. Ft. @ 12" for Bar Top
- Total Sq. Ft. of Countertops Vanities: 10 Ln. Ft.
- Total Sq. Ft. of living space: 1492 Sq. ft.
- Appliances to Replace: All appliances on site, Range not located. Possibly in Pack Rat Storage
- Shower Wall Surround Sq. Ft.: 106 Sq. Ft.
- Vapor Barrier: 130 Ln. Ft. @ 2.5' H
- Vapor Barrier: 9 Ln. Ft. @ 3' H
- Vapor Barrier: 9.5 Ln. Ft. @ 7.5'
- Minor Termite damage in closet of Bed 1 (1 Stud)
- sliders .

2 color
1 - wind
1 - flood

MISC. NOTES

Date:

Home Owner Meeting:
NOTES

Lee Co.
Original

Island Park Village

= Cleared by Charlies Army. **EXHIBIT A**
 = Cleared by Mr Mike **List of Units and Owners**

Units	Owners
Full-time Residents	
17601 Marco Island Lane	Benz, Judith R.
17641 Marco Island Lane	Roudebush, Rick R. & Kelly R.
17643 Marco Island Lane	Carlton, Sue E.
17603 Captiva Island Lane	Avis, Louis L. Diane K.
X 17610 Captiva Island Lane	Ibbotson, Becky
17611 Captiva Island Lane	Edwards, Gerald E.
17613 Captiva Island Lane	Howley, Virginia A.
17621 Captiva Island Lane	Damian, Meghan Anne
17641 Captiva Island Lane	Barker Joseph H. & Connie
17653 Captiva Island Lane	Popoli, Jaye L.
Part-time Residents	
7 17623 Marco Island Lane	Minnis, Elaine Trustee
1* 17601 Captiva Island Lane	Cillo, James & Geraldine
17600 Captiva Island Lane	Tortorici, Joseph & Donna
17602 Captiva Island Lane	Marin, Radu Liviu & Karina
17620 Captiva Island Lane	Goff, Janelle W.
17631 Captiva Island Lane	Roumie, Youssef H.
17632 Captiva Island Lane	McCann, George L. & Cynthia A.
8 TRU 17633 Captiva Island Lane	Rita T Angelini & Normann Riess, Marina Riess
8 X 17640 Captiva Island Lane	Zanetti, Linda A.
8 17642 Captiva Island Lane	Cooper, Michelle Breen & Michael
6 17643 Captiva Island Lane	Calcagno, Joseph R & Andrea

AR

17651 marco Island Vespe, William
 17633 Marco Island Addie, Terry
 17623 marco Island Castro, - Elaine Minnis

AR

434-7586

1600 -
1602 -

IPV Section V.2.
Elias Brothers Construction
Reconstruction Unit Listing
(1-12-2023)

Full-time Residents:

17601 Captiva – Jim Cillo - 845-489-0420 / jamescillo@icloud.com ©
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17611 Captiva – Gerry Edwards - 517-881-3336 / codebrowngerry@comcast.net ©
17613 Captiva – Virginia Howley - 239-489-0742 / mitch999@embarqmail.com - ginnyhowley34@gmail.com ©
17621 Captiva – Meghan Damian - 954-654-0074 / meghandamian@aol.com ©
17631 Captiva – Youssef Roumie - 239-405-7598 / joseph_roumie@yahoo.com
17633 Captiva – Norm Reiss - 847-809-8449 / normriess@yahoo.com ©
17641 Captiva – Joe Barker - 239-265-8327 / joco4246@gmail.com ©
17653 Captiva – Jaye Popoli - 239-878-2205 / jpopoli1244@gmail.com ©
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17641 Marco – Rick Roudebush - 317-410-9644 / rrroudebush@gmail.com ©
17643 Marco – Sue Carlton - 515-230-5181 / suenipv@gmail.com ©

Part-time Residents:

17600 Captiva – Joe Tortorici - 631-885-3612 cell / retxpress@gmail.com dtortorici47@gmail.com ©
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/ praxisdr.marin@yahoo.de ©
17620 Captiva – Janelle (Michael-son POA) Goff - 864-275-8703 / michael@setterstools.com ©
17632 Captiva – George McCann - 907-350-6998 / mccannellsworth@gmail.com ©
17642 Captiva – Mike Cooper - 815-276-1096 / mcooper030@gmail.com ©
17643 Captiva – Joe Calcagno – Need # / jcalcagno@verizon.net // andreacal64@gmail.com
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17633 Marco – Terry Addie – 608-7517827 // 608-751-7390 / terry@addiewatersystems.com ©
17651 Marco – Will Vespe - 609-929-2999 / wvespe@yahoo.com ©

Renee Sloan

From: Elizabeth Brath <elizabeth@ebgcontracting.com>
Sent: Thursday, January 12, 2023 8:35 AM
To: Joe DiRienzi Sr.; Roni Elias; Rami Yitzhak; Demetre Alexander Vrynios; david@rkrestorationservices.com
Cc: Brandon Leonard; Renee Sloan
Subject: Re: Island Park Xactimate reports
Attachments: 17601 Captiva Scope of work.pdf

Joe,

I have attached the scope of work for 17601 Captiva for you to review. Please let me know if this is a better breakdown for you. We duplicated some of our sketches for units with the same layouts, in order to complete the Xactimate reports within the timeframe requested. We will be in the field today working on getting you the information requested for the units we duplicated in Xactimate.

All units have photos, and I am working on getting them into SharePoint. I will send you a link. It is also available in the sales folder under "Island Park"

We include every possible item we hope Insurance will cover to assist in off-setting pricing in areas we need. For example, not everyone needs a new washer and dryer or subflooring. We are charging for new toilets, but homes where they have not been thrown out, they can just be cleaned. We charge a cleaning fee of \$350 for Chandeliers, we know we can get them wiped down for much less. These are just a few examples. We also have the right to change pricing if we are unable to do the work for the amount listed. This is where I will need your assistance. I need to know what you think the pricing needs to be. I am also under the impression that we will be maxing out the Insurance on most of these units, at that point, it will be up to you and the homeowners to decide how to allocate the funds.

Feel free to reach out if I can be of any further assistance or provide more clarity.

All the best

Elizabeth Brath
Estimator
Elias Brothers General Contractor, Inc
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
Mobile: 702-444-5702

Elizabeth@EBGContracting.com
www.Eliasbrothersgroup.com



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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Wednesday, January 11, 2023 11:04 PM
To: Elizabeth Brath <elizabeth@ebgcontracting.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; david@rkrestorationservices.com <david@rkrestorationservices.com>
Cc: Brandon Leonard <brandon.leonard@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: RE: Island Park Xactimate reports

Elizabeth,

In going through these Xactimate's per home Brandon and I are finding that there is a lot of line items that will probably not get done. Is this correct to assume? We are also finding some shortages on the numbers specifically in interior trim, interior doors, sliders, among some other things.

When this bid process was originally discussed and set up to be done in this format by Chip or whomever out of Texas.... I did make it a point to request with Demetre that a general scope of work be outlined and done in part with the Xactimating process. Being that it ended up with you and David doing these, and that you and David were having to walk through each of the homes one by one... can you and David accomplish providing just that general scope of work in our format (no numbers) for each Xactimate/home?

In reviewing some of these so far, I can say with certainty that if we are having to do all of what is outlined line item by line item in the Xactimate information provided... there is no way we can do the houses for these numbers.

With that in consideration and in contrast, and if in fact a lot of the line items are never going to be done, than it does offset the shortages and may be more in line with accuracy for us to do the homes for the total end numbers showing. Here in lies my request very early on for an outlined scope of work per home.

Bottom line, and coming from my perspective, it is very hard for me to bless these Xactimate's officially saying there is enough money in them without clarifying some information and having in a group meeting on this. And to follow up on my request for a scope with the Xactimate's... can we get a brief better description of the scope in each home that was visited perhaps in the following format?

- Total Sq. ft. of sub-floor to be replaced.
- Total Linier/sq ft of insulation.
- Total Linier/sq ft of drywall. (flood cut height)
- Total # of interior doors to be replace.
- Total Linier feet of interior door casing.

- Total Linier feet of baseboards.
- Total Sq. ft. of floors to be replaced Carpet-tile laminant.
- Total Sq. ft. of wall tile and tile backer.
- Total # of cabinets upper and lowers.
- Total # of vanities in bathrooms.
- Total Liner ft of countertops kitchen and baths.
- Total Sq. ft. of living space under air.
- Which Appliances to replace.
- Shower walls tile enclosures.
- List anything pertinent that was seen that may need to be called out. I.e: Panel box replacement, light fixtures, wall paper, etc.

Are there any photos that were taken of the homes during the walks for Branon and I to correspond with during our review?

Please let me know your thoughts on this.

Respectfully,

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Elizabeth Brath <elizabeth@ebgcontracting.com>

Sent: Tuesday, January 10, 2023 2:15 PM

To: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>

Subject: Xactimate reports

All,

Attached is the Xactimate reports for the following units.

17602 Captiva

17623 Marco – (I attached the older estimate this morning, please disregard this units Xactimate from this a.m.)

17641 Captiva

All the best

Elizabeth Brath

Estimator

Elias Brothers General Contractor, Inc

4627 Arnold Avenue, Suite #201

Naples, FL 34104

Office: 239-293-2442

Mobile: 702-444-5702

Elizabeth@EBGContracting.com

www.Eliasbrothersgroup.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

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Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17600 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/15/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17600_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

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Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

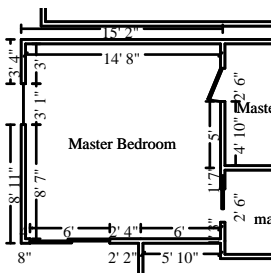
Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

17600_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
515. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
516. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,015.00	0.00	304.50	1,319.50	(0.00)	1,319.50
517. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
518. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
519. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
520. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
521. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
522. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
523. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
541. Administrative/supervisor/digitized filing labor charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
542. On-Site Evaluation and/or Supervisor/Admin - per hour	92.00 HR	71.86	171.89	1,983.34	8,766.35	(0.00)	8,766.35
Total: Main Level			204.97	3,741.04	16,383.09	0.00	16,383.09



Master Bedroom

Height: 8'

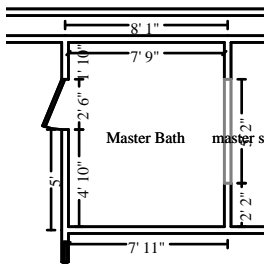
469.33 SF Walls	215.11 SF Ceiling
684.44 SF Walls & Ceiling	215.11 SF Floor
23.90 SY Flooring	58.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.59	0.95	28.26	122.50	(0.00)	122.50
11. 1/2" - drywall per LF - up to 2' tall	58.67 LF	13.34	5.39	236.42	1,024.47	(0.00)	1,024.47
12. Baseboard - 5 1/4"	58.67 LF	5.76	10.24	104.46	452.64	(0.00)	452.64
13. Paint baseboard - two coats	58.67 LF	1.69	0.60	29.92	129.67	(0.00)	129.67
14. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
15. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
16. Apply plant-based anti-microbial agent to the floor	215.11 SF	0.33	0.65	21.50	93.14	(0.00)	93.14

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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Final cleaning - construction - Residential	215.11 SF	0.34	0.00	21.94	95.08	(0.00)	95.08
19. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
21. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
22. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
23. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
24. Clean acoustic ceiling (popcorn) texture	215.11 SF	0.68	0.13	43.92	190.32	(0.00)	190.32
25. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
26. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
27. Seal/prime then paint the walls (2 coats)	469.33 SF	1.13	6.48	161.04	697.86	(0.00)	697.86
30. Carpet pad	215.11 SF	0.67	6.58	45.22	195.92	(0.00)	195.92
31. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
32. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
34. Fir subfloor - no finish	215.11 SF	8.00	46.85	530.32	2,298.05	(0.00)	2,298.05
35. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
371. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
399. Carpet - Premium grade	247.38 SF	7.74	99.74	604.34	2,618.80	(0.00)	2,618.80
525. Batt insulation - 4" - R13 - paper / foil faced	117.33 SF	0.95	4.58	34.82	150.86	(0.00)	150.86
543. Base shoe	58.67 LF	1.92	2.68	34.60	149.93	(0.00)	149.93
Totals: Master Bedroom			451.52	5,052.68	21,894.80	0.00	21,894.80



Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_SHOW2

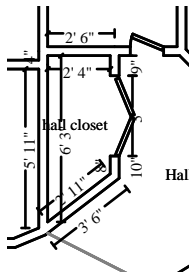
Master Bath

Height: 8'

236.22 SF Walls	71.04 SF Ceiling
307.26 SF Walls & Ceiling	71.04 SF Floor
7.89 SY Flooring	28.67 LF Floor Perimeter
33.83 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Final cleaning - construction - Residential	307.26 SF	0.34	0.00	31.34	135.81	(0.00)	135.81
38. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
39. Vanity - Premium grade	6.00 LF	478.04	153.09	906.40	3,927.73	(0.00)	3,927.73
40. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
41. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
42. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
43. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
44. Mask and prep for paint - plastic, paper, tape (per LF)	33.83 LF	1.59	0.55	16.30	70.64	(0.00)	70.64
45. 1/2" - drywall per LF - up to 2' tall	28.67 LF	13.34	2.63	115.52	500.61	(0.00)	500.61
47. Apply plant-based anti-microbial agent to the floor	71.04 SF	0.33	0.21	7.10	30.75	(0.00)	30.75
48. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
49. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	79.70	345.37	(0.00)	345.37
51. Subfloor Bracing*	71.04 SF	4.15	17.69	93.74	406.25	(0.00)	406.25
52. Seal/prime then paint the walls (2 coats)	236.22 SF	1.13	3.26	81.06	351.25	(0.00)	351.25
56. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
57. Fir subfloor - no finish	71.04 SF	8.00	15.47	175.14	758.93	(0.00)	758.93
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
511. Add on to tear out mortar bed for tile	71.04 SF	2.21	0.00	47.10	204.10	(0.00)	204.10
512. Mortar bed for tile floors	71.04 SF	4.27	8.44	93.54	405.32	(0.00)	405.32
513. Grout sealer	71.04 SF	1.14	0.68	24.50	106.17	(0.00)	106.17
514. FLOOR COVERING - CERAMIC TILE	81.70 SF	22.00	44.22	552.48	2,394.10	(0.00)	2,394.10
526. Batt insulation - 4" - R13 - paper / foil faced	59.06 SF	0.95	2.30	17.54	75.95	(0.00)	75.95
544. Base shoe	28.67 LF	1.92	1.31	16.92	73.28	(0.00)	73.28
569. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
571. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master Bath			317.75	2,900.76	12,570.05	0.00	12,570.05



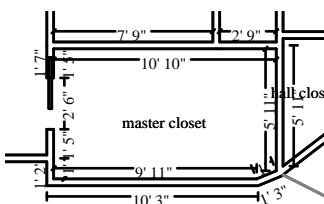
hall closet

Height: 8'

127.26 SF Walls	12.40 SF Ceiling
139.67 SF Walls & Ceiling	12.40 SF Floor
1.38 SY Flooring	15.91 LF Floor Perimeter
15.91 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Mask and prep for paint - plastic, paper, tape (per LF)	15.91 LF	1.59	0.26	7.68	33.24	(0.00)	33.24
61. 1/2" - drywall per LF - up to 2' tall	15.91 LF	13.34	1.46	64.12	277.82	(0.00)	277.82
62. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
63. Apply plant-based anti-microbial agent to the floor	12.40 SF	0.33	0.04	1.24	5.37	(0.00)	5.37
64. Final cleaning - construction - Residential	12.40 SF	0.34	0.00	1.26	5.48	(0.00)	5.48
66. Closet shelf and rod package - Detach & reset	15.91 LF	14.30	0.00	68.26	295.77	(0.00)	295.77
69. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
70. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
71. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
72. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
73. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
74. Seal/prime then paint the walls (2 coats)	127.26 SF	1.13	1.76	43.66	189.22	(0.00)	189.22
78. Fir subfloor - no finish	12.40 SF	8.00	2.70	30.58	132.48	(0.00)	132.48
507. Mortar bed for tile floors	12.40 SF	4.27	1.47	16.32	70.74	(0.00)	70.74
508. Grout sealer	12.40 SF	1.14	0.12	4.28	18.54	(0.00)	18.54
509. FLOOR COVERING - CERAMIC TILE	14.26 SF	22.00	7.72	96.44	417.88	(0.00)	417.88
510. Add on to tear out mortar bed for tile	12.40 SF	2.21	0.00	8.22	35.62	(0.00)	35.62
527. Batt insulation - 4" - R13 - paper / foil faced	31.82 SF	0.95	1.24	9.44	40.91	(0.00)	40.91
545. Base shoe	15.91 LF	1.92	0.73	9.38	40.66	(0.00)	40.66
564. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
565. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: hall closet			40.87	635.20	2,752.24	0.00	2,752.24



master closet

Height: 8'

272.15 SF Walls	68.42 SF Ceiling
340.57 SF Walls & Ceiling	68.42 SF Floor
7.60 SY Flooring	34.02 LF Floor Perimeter
34.02 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
79. Final cleaning - construction - Residential	340.57 SF	0.34	0.00	34.74	150.53	(0.00)	150.53

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Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - master closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
82. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
83. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
84. Mask and prep for paint - plastic, paper, tape (per LF)	34.02 LF	1.59	0.55	16.38	71.02	(0.00)	71.02
85. 1/2" - drywall per LF - up to 2' tall	34.02 LF	13.34	3.12	137.08	594.03	(0.00)	594.03
86. Baseboard - 5 1/4"	34.02 LF	5.76	5.94	60.56	262.46	(0.00)	262.46
87. Paint baseboard - two coats	34.02 LF	1.69	0.35	17.34	75.18	(0.00)	75.18
89. Apply plant-based anti-microbial agent to the floor	68.42 SF	0.33	0.21	6.84	29.63	(0.00)	29.63
90. Subfloor Bracing*	68.42 SF	4.15	17.04	90.30	391.28	(0.00)	391.28
91. Bifold mirrored door set - Double	1.00 EA	585.55	25.75	183.38	794.68	(0.00)	794.68
92. Seal/prime then paint the walls (2 coats)	272.15 SF	1.13	3.76	93.38	404.67	(0.00)	404.67
94. Carpet pad	68.42 SF	0.67	2.09	14.38	62.31	(0.00)	62.31
97. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
Fair Market pricing for material needed							
98. Fir subfloor - no finish	68.42 SF	8.00	14.90	168.68	730.94	(0.00)	730.94
99. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
400. Carpet - Premium grade	78.69 SF	7.74	31.73	192.24	833.03	(0.00)	833.03
528. Batt insulation - 4" - R13 - paper / foil faced	68.04 SF	0.95	2.65	20.20	87.49	(0.00)	87.49
546. Base shoe	34.02 LF	1.92	1.55	20.06	86.93	(0.00)	86.93
567. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	37.58	162.87	(0.00)	162.87
Totals: master closet			123.57	1,215.56	5,267.48	0.00	5,267.48



master shower

Height: 8'

156.22 SF Walls	25.21 SF Ceiling
181.43 SF Walls & Ceiling	25.21 SF Floor
2.80 SY Flooring	18.67 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_BATH



Elias Brothers General Contractor, Inc

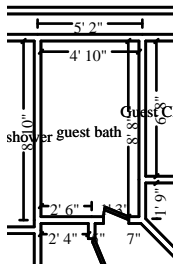
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 Naples, FL 34104
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
100. Final cleaning - construction - Residential	181.43 SF	0.34	0.00	18.50	80.19	(0.00)	80.19
101. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
102. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
103. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
104. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
105. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
106. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
107. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	1.59	0.39	11.48	49.76	(0.00)	49.76
108. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
109. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
110. Apply plant-based anti-microbial agent to the floor	25.21 SF	0.33	0.08	2.52	10.92	(0.00)	10.92
111. Subfloor Bracing*	25.21 SF	4.15	6.28	33.26	144.16	(0.00)	144.16
114. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
115. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
116. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
117. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
118. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
119. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
120. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
121. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
122. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
123. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
124. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
128. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
129. Seal/prime then paint the walls (2 coats)	156.22 SF	1.13	2.16	53.60	232.29	(0.00)	232.29
134. Fir subfloor - no finish	25.21 SF	8.00	5.49	62.14	269.31	(0.00)	269.31
391. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
392. Additional charge to tile a bench seat	1.00 EA	142.30	2.65	43.50	188.45	(0.00)	188.45
393. Additional charge to tile a wall niche	1.00 EA	184.04	1.85	55.78	241.67	(0.00)	241.67
503. Add on to tear out mortar bed for tile	25.21 SF	2.21	0.00	16.72	72.43	(0.00)	72.43
504. Mortar bed for tile floors	25.21 SF	4.27	3.00	33.20	143.85	(0.00)	143.85
505. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
506. FLOOR COVERING - CERAMIC TILE	28.99 SF	22.00	15.69	196.04	849.51	(0.00)	849.51
529. Batt insulation - 4" - R13 - paper / foil faced	39.06 SF	0.95	1.52	11.60	50.23	(0.00)	50.23
547. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: master shower			132.97	1,831.76	7,937.46	0.00	7,937.46



guest bath

Height: 8'

216.00 SF Walls	41.89 SF Ceiling
257.89 SF Walls & Ceiling	41.89 SF Floor
4.65 SY Flooring	27.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
136. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
137. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
138. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
139. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
140. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
141. Vanity	3.00 LF	244.49	34.51	230.40	998.38	(0.00)	998.38
142. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
143. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
145. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
146. Final cleaning - construction - Residential	41.89 SF	0.34	0.00	4.28	18.52	(0.00)	18.52
147. Apply plant-based anti-microbial agent to the floor	41.89 SF	0.33	0.13	4.18	18.13	(0.00)	18.13
148. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
149. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
150. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
151. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
153. Paint baseboard - two coats	27.00 LF	1.69	0.28	13.76	59.67	(0.00)	59.67
154. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
155. Baseboard - 5 1/4"	27.00 LF	5.76	4.71	48.08	208.31	(0.00)	208.31
156. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
157. 1/2" - drywall per LF - up to 2' tall	27.00 LF	13.34	2.48	108.80	471.46	(0.00)	471.46
158. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF	1.59	0.44	13.02	56.39	(0.00)	56.39
160. Subfloor Bracing*	41.89 SF	4.15	10.43	55.28	239.55	(0.00)	239.55
161. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
162. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
163. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
164. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
165. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
166. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
167. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
168. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
169. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
170. Seal/prime then paint the walls (2 coats)	216.00 SF	1.13	2.98	74.12	321.18	(0.00)	321.18
174. Fir subfloor - no finish	41.89 SF	8.00	9.12	103.28	447.52	(0.00)	447.52
175. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
448. Shower door	1.00 EA	575.82	23.64	179.84	779.30	(0.00)	779.30
449. Tile shower - 61 to 100 SF	1.00 EA	1,675.90	35.65	513.48	2,225.03	(0.00)	2,225.03
499. Add on to tear out mortar bed for tile	41.89 SF	2.21	0.00	27.78	120.36	(0.00)	120.36
500. Mortar bed for tile floors	41.89 SF	4.27	4.98	55.16	239.01	(0.00)	239.01
501. Grout sealer	41.89 SF	1.14	0.40	14.44	62.59	(0.00)	62.59
502. FLOOR COVERING - CERAMIC TILE	48.17 SF	22.00	26.07	325.74	1,411.55	(0.00)	1,411.55
530. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	0.95	2.11	16.04	69.45	(0.00)	69.45
548. Base shoe	27.00 LF	1.92	1.23	15.92	68.99	(0.00)	68.99
572. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: guest bath			253.09	3,003.98	13,017.03	0.00	13,017.03

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Entry/Foyer

Height: 8'

46.67 SF Walls	3.50 SF Ceiling
50.17 SF Walls & Ceiling	3.50 SF Floor
0.39 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

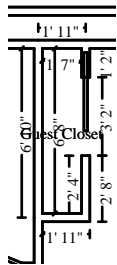
Missing Wall

3' 6" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
178. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
179. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
180. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	776.38	3,364.32	(0.00)	3,364.32
372. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
472. Add on to tear out mortar bed for tile	3.50 SF	2.21	0.00	2.32	10.06	(0.00)	10.06
496. Mortar bed for tile floors	3.50 SF	4.27	0.42	4.60	19.97	(0.00)	19.97
497. Grout sealer	3.50 SF	1.14	0.03	1.20	5.22	(0.00)	5.22
498. FLOOR COVERING - CERAMIC TILE	4.03 SF	22.00	2.18	27.26	118.10	(0.00)	118.10
531. Batt insulation - 4" - R13 - paper / foil faced	11.67 SF	0.95	0.46	3.46	15.01	(0.00)	15.01
549. Base shoe	5.83 LF	1.92	0.27	3.44	14.90	(0.00)	14.90
559. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
560. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32

Totals: Entry/Foyer			161.46	1,132.62	4,908.07	0.00	4,908.07
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Guest Closet

Height: 8'

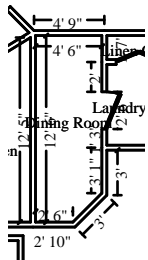
132.00 SF Walls	10.56 SF Ceiling
142.56 SF Walls & Ceiling	10.56 SF Floor
1.17 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Mask and prep for paint - plastic, paper, tape (per LF)	16.50 LF	1.59	0.27	7.96	34.47	(0.00)	34.47

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. 1/2" - drywall per LF - up to 2' tall	16.50 LF	13.34	1.52	66.50	288.13	(0.00)	288.13
183. Baseboard - 5 1/4"	16.50 LF	5.76	2.88	29.38	127.30	(0.00)	127.30
184. Paint baseboard - two coats	16.50 LF	1.69	0.17	8.42	36.48	(0.00)	36.48
185. Apply plant-based anti-microbial agent to the floor	10.56 SF	0.33	0.03	1.04	4.55	(0.00)	4.55
186. Final cleaning - construction - Residential	10.56 SF	0.34	0.00	1.08	4.67	(0.00)	4.67
187. Closet shelf and rod package - Detach & reset	16.50 LF	14.30	0.00	70.78	306.73	(0.00)	306.73
188. Subfloor Bracing*	14.90 SF	4.15	3.71	19.68	85.23	(0.00)	85.23
189. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	156.90	679.92	(0.00)	679.92
190. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
191. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
192. Seal/prime then paint the walls (2 coats)	132.00 SF	1.13	1.82	45.28	196.26	(0.00)	196.26
194. Carpet pad	10.56 SF	0.67	0.32	2.22	9.62	(0.00)	9.62
195. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
197. Fir subfloor - no finish	10.56 SF	8.00	2.30	26.04	112.82	(0.00)	112.82
401. Carpet - Premium grade	12.14 SF	7.74	4.89	29.64	128.49	(0.00)	128.49
532. Batt insulation - 4" - R13 - paper / foil faced	33.00 SF	0.95	1.29	9.78	42.42	(0.00)	42.42
550. Base shoe	16.50 LF	1.92	0.75	9.72	42.15	(0.00)	42.15
573. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Closet			55.14	647.72	2,806.82	0.00	2,806.82



Dining Room


Height: 8'

262.70 SF Walls	53.98 SF Ceiling
316.68 SF Walls & Ceiling	53.98 SF Floor
6.00 SY Flooring	32.84 LF Floor Perimeter
32.84 LF Ceil. Perimeter	

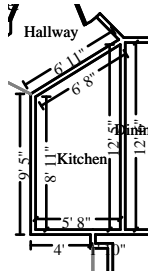
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17600_CAP_RECON							

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Mask and prep for paint - plastic, paper, tape (per LF)	32.84 LF	1.59	0.53	15.82	68.57	(0.00)	68.57
201. Baseboard - 5 1/4"	32.84 LF	5.76	5.73	58.46	253.35	(0.00)	253.35
202. Paint baseboard - two coats	32.84 LF	1.69	0.33	16.76	72.59	(0.00)	72.59
203. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
204. Apply plant-based anti-microbial agent to the floor	53.98 SF	0.33	0.16	5.38	23.35	(0.00)	23.35
205. Final cleaning - construction - Residential	53.98 SF	0.34	0.00	5.50	23.85	(0.00)	23.85
207. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
208. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
209. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
210. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
211. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
 212. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
213. Seal/prime then paint the walls (2 coats)	262.70 SF	1.13	3.63	90.14	390.62	(0.00)	390.62
217. Fir subfloor - no finish	53.98 SF	8.00	11.76	133.08	576.68	(0.00)	576.68
218. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
219. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	275.15	10.93	85.82	371.90	(0.00)	371.90
395. 1/2" - drywall per LF - up to 4' tall	32.84 LF	19.04	5.56	189.24	820.07	(0.00)	820.07
473. Add on to tear out mortar bed for tile	53.98 SF	2.21	0.00	35.80	155.10	(0.00)	155.10
493. Mortar bed for tile floors	53.98 SF	4.27	6.41	71.06	307.96	(0.00)	307.96
494. Grout sealer	53.98 SF	1.14	0.52	18.62	80.68	(0.00)	80.68
495. FLOOR COVERING - CERAMIC TILE	62.08 SF	22.00	33.60	419.80	1,819.16	(0.00)	1,819.16
533. Batt insulation - 4" - R13 - paper / foil faced	65.67 SF	0.95	2.56	19.48	84.43	(0.00)	84.43
551. Base shoe	32.84 LF	1.92	1.50	19.38	83.93	(0.00)	83.93
561. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.53	0.85	26.98	116.89	(0.00)	116.89
Totals: Dining Room			406.68	4,626.98	20,050.27	0.00	20,050.27

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



Kitchen

Height: 8'

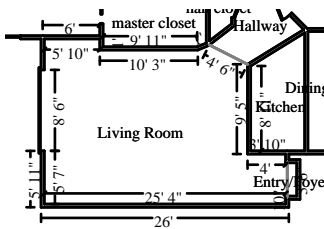
269.01 SF Walls	60.36 SF Ceiling
329.37 SF Walls & Ceiling	60.36 SF Floor
6.71 SY Flooring	33.63 LF Floor Perimeter
33.63 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Cabinetry - upper (wall) units	15.00 LF	183.58	117.60	861.40	3,732.70	(0.00)	3,732.70
221. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
222. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,367.72	5,926.82	(0.00)	5,926.82
223. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
224. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
225. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
226. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
227. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
228. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
229. Apply plant-based anti-microbial agent to the floor	60.36 SF	0.34	0.18	6.22	26.92	(0.00)	26.92
230. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
231. Countertop subdeck - plywood	36.00 SF	4.29	3.82	47.48	205.74	(0.00)	205.74
232. Paint baseboard - two coats	33.63 LF	1.73	0.34	17.56	76.08	(0.00)	76.08
233. Baseboard - 3 1/4"	33.63 LF	4.59	3.98	47.50	205.84	(0.00)	205.84
234. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
236. Mask and prep for paint - plastic, paper, tape (per LF)	33.63 LF	1.62	0.54	16.50	71.52	(0.00)	71.52
237. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
238. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,364.20	5,911.58	(0.00)	5,911.58
239. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
240. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
241. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
242. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
243. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
246. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
247. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06
248. Seal/prime then paint the walls (2 coats)	269.01 SF	1.15	3.71	93.92	406.99	(0.00)	406.99
251. Fir subfloor - no finish	60.36 SF	8.24	14.45	153.56	665.38	(0.00)	665.38
255. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
256. 4" backsplash for flat laid countertop	15.00 LF	9.52	4.88	44.30	191.98	(0.00)	191.98
394. 1/2" drywall - hung, taped, with smooth wall finish	269.01 SF	4.46	11.14	363.28	1,574.20	(0.00)	1,574.20
471. Add on to tear out mortar bed for tile	60.36 SF	2.21	0.00	40.02	173.42	(0.00)	173.42
490. Mortar bed for tile floors	60.36 SF	4.27	7.17	79.48	344.39	(0.00)	344.39
491. Grout sealer	60.36 SF	1.14	0.58	20.82	90.21	(0.00)	90.21
492. FLOOR COVERING - CERAMIC TILE	69.42 SF	22.00	37.57	469.46	2,034.27	(0.00)	2,034.27
534. Batt insulation - 4" - R13 - paper / foil faced	67.25 SF	0.95	2.62	19.94	86.45	(0.00)	86.45
552. Base shoe	33.63 LF	1.92	1.53	19.84	85.94	(0.00)	85.94
Totals: Kitchen			891.02	7,588.02	32,881.20	0.00	32,881.20



Living Room

Height: 8'

610.83 SF Walls	371.65 SF Ceiling
982.48 SF Walls & Ceiling	371.65 SF Floor
41.29 SY Flooring	76.35 LF Floor Perimeter
76.35 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ENTRY_FOYER

Missing Wall

4' 5 7/8" X 8'

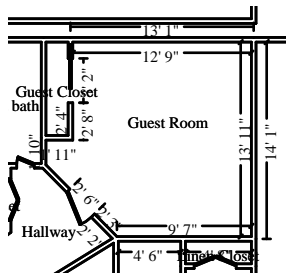
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
258. Fir subfloor - no finish	371.65 SF	8.00	80.95	916.24	3,970.39	(0.00)	3,970.39
262. Seal/prime then paint the walls (2 coats)	610.83 SF	1.13	8.43	209.60	908.27	(0.00)	908.27
263. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
264. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
265. Final cleaning - construction - Residential	371.65 SF	0.34	0.00	37.90	164.26	(0.00)	164.26
267. Apply plant-based anti-microbial agent to the floor	371.65 SF	0.33	1.11	37.14	160.89	(0.00)	160.89
268. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
269. Paint baseboard - two coats	76.35 LF	1.69	0.78	38.94	168.75	(0.00)	168.75
270. Baseboard - 5 1/4"	76.35 LF	5.76	13.33	135.94	589.05	(0.00)	589.05

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
272. 1/2" - drywall per LF - up to 2' tall	76.35 LF	13.34	7.01	307.66	1,333.18	(0.00)	1,333.18
273. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
274. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
474. Add on to tear out mortar bed for tile	371.65 SF	2.21	0.00	246.40	1,067.75	(0.00)	1,067.75
487. Mortar bed for tile floors	371.65 SF	4.27	44.15	489.32	2,120.42	(0.00)	2,120.42
488. Grout sealer	371.65 SF	1.14	3.57	128.18	555.43	(0.00)	555.43
489. FLOOR COVERING - CERAMIC TILE	427.40 SF	22.00	231.31	2,890.24	12,524.35	(0.00)	12,524.35
535. Batt insulation - 4" - R13 - paper / foil faced	152.71 SF	0.95	5.96	45.30	196.33	(0.00)	196.33
553. Base shoe	76.35 LF	1.92	3.48	45.02	195.09	(0.00)	195.09
Totals: Living Room			468.39	6,089.14	26,386.24	0.00	26,386.24



Guest Room

Height: 8'

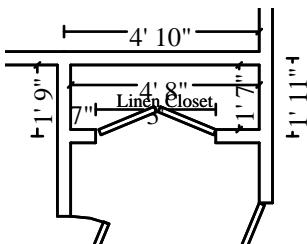
- 432.99 SF Walls
- 610.28 SF Walls & Ceiling
- 19.70 SY Flooring
- 54.12 LF Ceil. Perimeter
- 177.29 SF Ceiling
- 177.29 SF Floor
- 54.12 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
275. Mask and prep for paint - plastic, paper, tape (per LF)	54.12 LF	1.59	0.88	26.08	113.01	(0.00)	113.01
276. 1/2" - drywall per LF - up to 2' tall	54.12 LF	13.34	4.97	218.08	945.01	(0.00)	945.01
277. Baseboard - 5 1/4"	54.12 LF	5.76	9.45	96.36	417.54	(0.00)	417.54
278. Paint baseboard - two coats	54.12 LF	1.69	0.55	27.60	119.61	(0.00)	119.61
279. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
280. Apply plant-based anti-microbial agent to the floor	177.29 SF	0.33	0.53	17.72	76.76	(0.00)	76.76
281. Final cleaning - construction - Residential	177.29 SF	0.34	0.00	18.08	78.36	(0.00)	78.36
283. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
284. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
285. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
286. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25

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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. Seal/prime then paint the walls (2 coats)	432.99 SF	1.13	5.98	148.58	643.84	(0.00)	643.84
289. Carpet pad	177.29 SF	0.67	5.43	37.26	161.47	(0.00)	161.47
290. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
291. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
293. Fir subfloor - no finish	177.29 SF	8.00	38.61	437.08	1,894.01	(0.00)	1,894.01
294. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
295. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
402. Carpet - Premium grade	203.88 SF	7.74	82.20	498.06	2,158.29	(0.00)	2,158.29
445. Detach & Reset Closet shelf and rod package	51.00 LF	14.34	0.00	219.40	950.74	(0.00)	950.74
446. Clean window unit (per side) 10 - 20 SF	1.00 EA	19.55	0.00	5.86	25.41	(0.00)	25.41
447. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
536. Batt insulation - 4" - R13 - paper / foil faced	108.25 SF	0.95	4.22	32.12	139.18	(0.00)	139.18
554. Base shoe	54.12 LF	1.92	2.47	31.92	138.30	(0.00)	138.30
562. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			229.21	2,353.68	10,199.30	0.00	10,199.30



Linen Closet

Height: 8'

101.10 SF Walls	7.59 SF Ceiling
108.69 SF Walls & Ceiling	7.59 SF Floor
0.84 SY Flooring	12.64 LF Floor Perimeter
12.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Mask and prep for paint - plastic, paper, tape (per LF)	12.64 LF	1.59	0.20	6.10	26.40	(0.00)	26.40
298. 1/2" - drywall per LF - up to 2' tall	12.64 LF	13.34	1.16	50.92	220.70	(0.00)	220.70
299. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	7.59 SF	0.33	0.02	0.76	3.28	(0.00)	3.28
301. Final cleaning - construction - Residential	7.59 SF	0.34	0.00	0.78	3.36	(0.00)	3.36
303. Closet shelf and rod package - Detach & reset	12.64 LF	14.30	0.00	54.22	234.97	(0.00)	234.97
304. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA	60.41	1.20	18.48	80.09	(0.00)	80.09
305. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
306. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
307. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
308. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
309. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
310. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
311. Seal/prime then paint the walls (2 coats)	101.10 SF	1.13	1.40	34.70	150.34	(0.00)	150.34
315. Fir subfloor - no finish	7.59 SF	8.00	1.65	18.72	81.09	(0.00)	81.09
483. Mortar bed for tile floors	7.59 SF	4.27	0.90	10.00	43.31	(0.00)	43.31
484. Grout sealer	7.59 SF	1.14	0.07	2.62	11.34	(0.00)	11.34
485. FLOOR COVERING - CERAMIC TILE	8.73 SF	22.00	4.72	59.04	255.82	(0.00)	255.82
486. Add on to tear out mortar bed for tile	7.59 SF	2.21	0.00	5.04	21.81	(0.00)	21.81
537. Batt insulation - 4" - R13 - paper / foil faced	25.28 SF	0.95	0.99	7.50	32.51	(0.00)	32.51
555. Base shoe	12.64 LF	1.92	0.58	7.46	32.31	(0.00)	32.31
574. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
575. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			48.28	658.44	2,852.92	0.00	2,852.92

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Laundry Room

Height: 8'

161.98 SF Walls	25.50 SF Ceiling
187.48 SF Walls & Ceiling	25.50 SF Floor
2.83 SY Flooring	20.25 LF Floor Perimeter
20.25 LF Ceil. Perimeter	

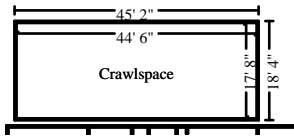
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
316. Mask and prep for paint - plastic, paper, tape (per LF)	20.25 LF	1.59	0.33	9.76	42.29	(0.00)	42.29
317. 1/2" - drywall per LF - up to 2' tall	20.25 LF	13.34	1.86	81.60	353.60	(0.00)	353.60
318. Paint baseboard - two coats	20.25 LF	1.69	0.21	10.32	44.75	(0.00)	44.75
319. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
320. Apply plant-based anti-microbial agent to the floor	25.50 SF	0.33	0.08	2.54	11.04	(0.00)	11.04
321. Final cleaning - construction - Residential	25.50 SF	0.34	0.00	2.60	11.27	(0.00)	11.27
323. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
324. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
325. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
326. Seal/prime then paint the walls (2 coats)	161.98 SF	1.13	2.24	55.60	240.88	(0.00)	240.88
329. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
331. Fir subfloor - no finish	25.50 SF	8.00	5.55	62.86	272.41	(0.00)	272.41
332. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
373. Pocket door unit - Colonist	1.00 EA	357.29	10.86	110.44	478.59	(0.00)	478.59
374. Paint door slab only - 2 coats (per side)	4.00 EA	45.58	2.46	55.44	240.22	(0.00)	240.22
375. Pocket door latch	1.00 EA	29.76	0.68	9.12	39.56	(0.00)	39.56
475. Add on to tear out mortar bed for tile	25.50 SF	2.21	0.00	16.90	73.26	(0.00)	73.26
480. Mortar bed for tile floors	25.50 SF	4.27	3.03	33.56	145.48	(0.00)	145.48
481. Grout sealer	25.50 SF	1.14	0.24	8.80	38.11	(0.00)	38.11
482. FLOOR COVERING - CERAMIC TILE	29.32 SF	22.00	15.87	198.28	859.19	(0.00)	859.19
538. Batt insulation - 4" - R13 - paper / foil faced	40.49 SF	0.95	1.58	12.02	52.07	(0.00)	52.07
540. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
556. Base shoe	20.25 LF	1.92	0.92	11.94	51.74	(0.00)	51.74
563. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Laundry Room			178.74	1,555.44	6,740.30	0.00	6,740.30

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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Seal/prime then paint the walls (2 coats)	781.33 SF	1.13	10.78	268.12	1,161.80	(0.00)	1,161.80
351. Mask and prep for paint - plastic, paper, tape (per LF)	97.67 LF	1.59	1.58	47.08	203.96	(0.00)	203.96
352. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
353. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
354. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
355. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
362. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
363. Seal & paint single garage door opening & trim	2.00 EA	116.88	1.11	70.46	305.33	(0.00)	305.33
364. Final cleaning - construction - Residential	596.00 SF	0.34	0.00	60.80	263.44	(0.00)	263.44
Totals: Garage			165.06	1,542.88	6,685.58	0.00	6,685.58

Crawlspace

Height: 8'



994.67 SF Walls	786.17 SF Ceiling
1780.83 SF Walls & Ceiling	786.17 SF Floor
87.35 SY Flooring	124.33 LF Floor Perimeter
124.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
460. Batt insulation - 4" - R13 - paper / foil faced	786.17 SF	0.95	30.66	233.26	1,010.78	(0.00)	1,010.78
461. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
462. Moisture protection for crawl space - hydrated lime	786.17 SF	1.04	9.91	248.26	1,075.79	(0.00)	1,075.79
463. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00
Per OSHA Requirement							
464. Batt insulation - Add-on for confined spaces	786.17 SF	0.38	0.00	89.62	388.36	(0.00)	388.36
465. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
466. Clean foundation wall	248.67 SF	0.71	0.30	53.06	229.92	(0.00)	229.92
467. Vapor barrier - 15# felt	786.17 SF	0.37	3.77	88.40	383.05	(0.00)	383.05
468. Moisture protection for crawl space - visqueen - 10 mil	786.17 SF	0.47	5.19	112.42	487.11	(0.00)	487.11
469. Moisture protection - vapor barrier seam tape	786.17 SF	0.15	1.42	35.80	155.15	(0.00)	155.15



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 elizabeth@ebgcontracting.com

CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Crawlspace			51.25	982.62	5,107.96	0.00	5,107.96
Total: Main Level			4,240.39	46,477.58	202,423.33	0.00	202,423.33

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
468. Heat, vent, & air cond. labor minimum	1.00 EA	227.63	0.00	68.28	295.91	(0.00)	295.91
463. Toilet & bath accessory labor minimum	1.00 EA	134.88	0.00	40.46	175.34	(0.00)	175.34
418. Door labor minimum	1.00 EA	130.11	0.00	39.04	169.15	(0.00)	169.15
558. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
Totals: Labor Minimums Applied			0.00	306.32	1,327.42	0.00	1,327.42
Line Item Totals: 17600_CAP_RECON			4,240.39	46,783.90	203,750.75	0.00	203,750.75

Grand Total Areas:

5,464.95 SF Walls	2,570.19 SF Ceiling	8,035.14 SF Walls and Ceiling
2,570.19 SF Floor	285.58 SY Flooring	681.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	691.73 LF Ceil. Perimeter
2,570.19 Floor Area	2,744.04 Total Area	5,464.95 Interior Wall Area
3,083.21 Exterior Wall Area	342.58 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	152,726.46
Material Sales Tax	4,041.79
Storage Rental Tax	26.71
Subtotal	156,794.96
Overhead	23,391.95
Profit	23,391.95
Laundering Tax	171.89
Replacement Cost Value	\$203,750.75
Net Claim	\$203,750.75

Elizabeth Brath
Estimator



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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71
Total	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71

Elias Brothers GC Division
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Office: 239-293-2442
elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743

ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278

Phone# Fax# (239) 597-2529

Customer

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		

Location:

Taken By: Elizabeth Brath

Elias Brothers GC Division
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elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



3 Main Level - 13-Main level

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



4 Main Level/Master Bedroom - 16-
Master Bed

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



5 Main Level/Master Bath - 17-
MasterBath

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



6 Main Level/hall closet - 7-Hall closet

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



7 Main Level/master closet - 15-
Master closet full

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



8 Main Level/master shower - 14-
MasterShower

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



9 Main Level/guest bath - 4-guest bath

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



10 Main Level/Entry/Foyer - 2-Entry

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



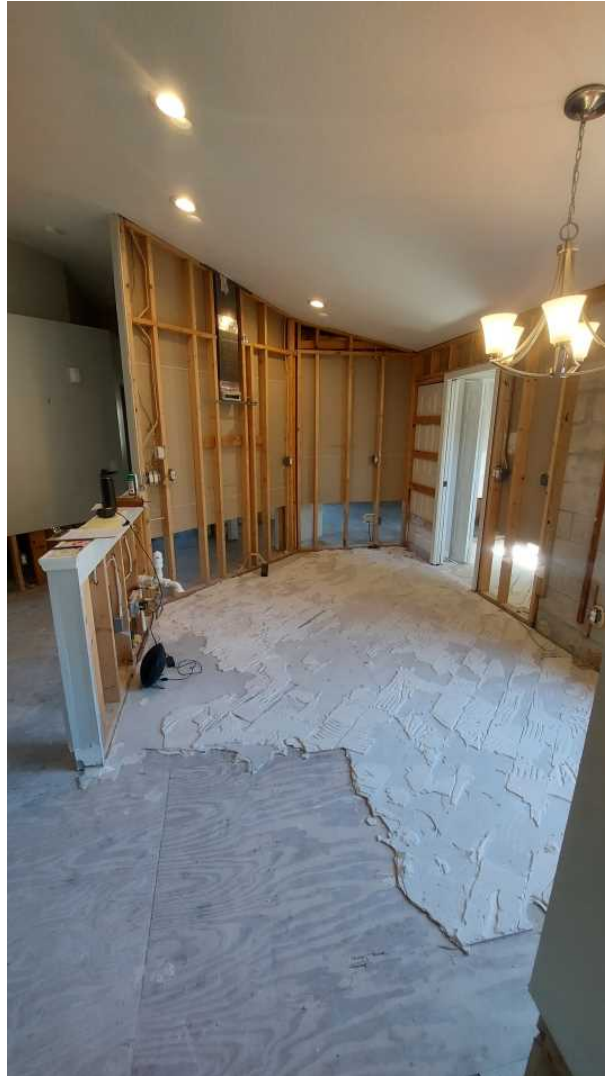
11 Main Level/Guest Closet - 5-guest closet

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



12 Main Level/Dining Room - 1-
Dining

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



13 Main Level/Kitchen - 8-Kitchen.
Full

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



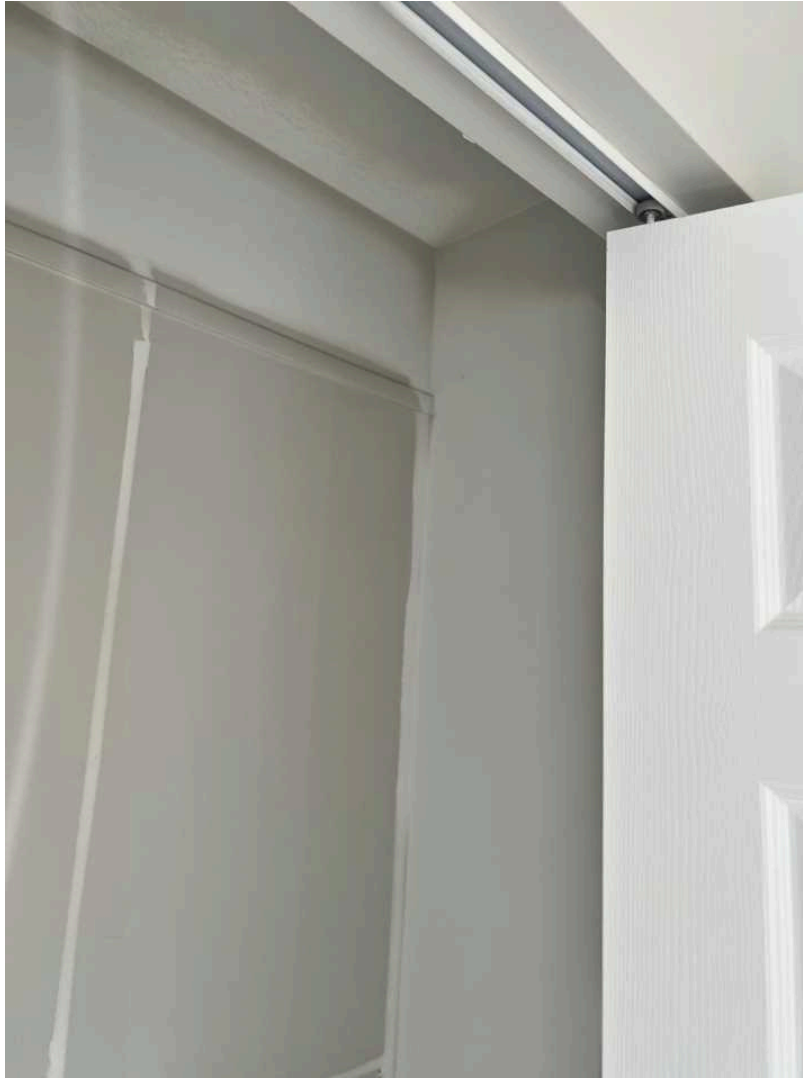
14 Main Level/Living Room - 12-
LivingRoom

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



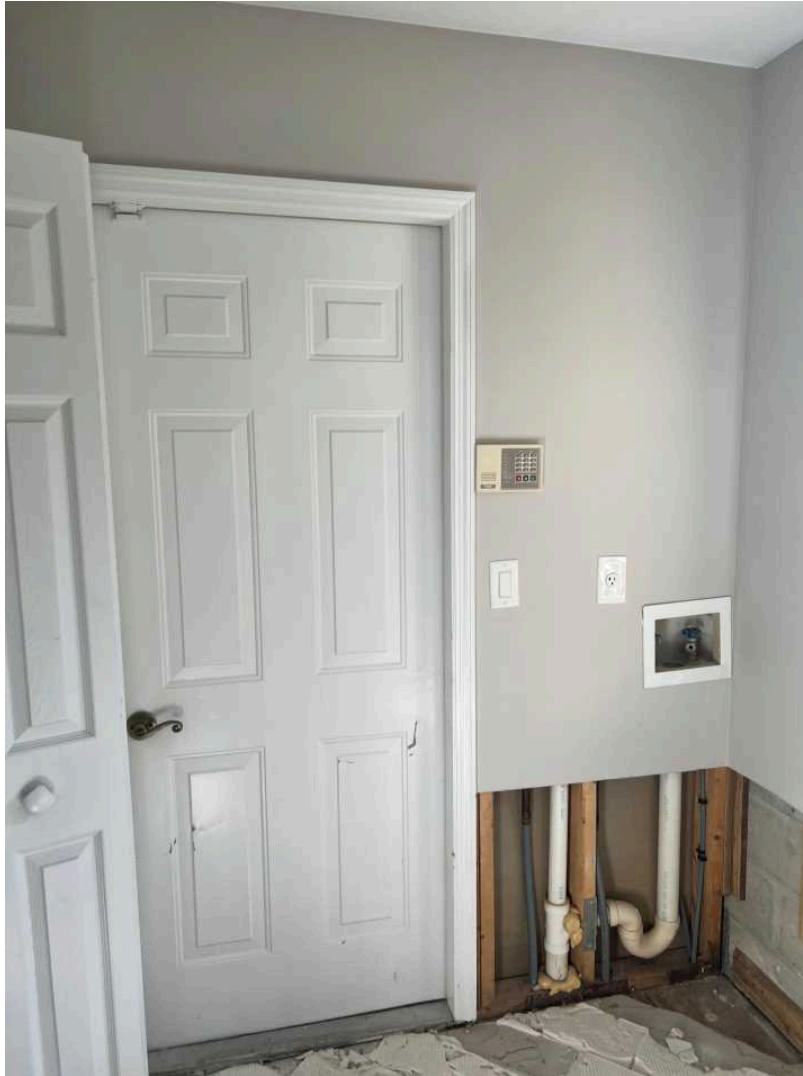
15 Main Level/Guest Room - 6-Guest room

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



16 Main Level/Linen Closet - 11-
Linen closet

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



17 Main Level/Laundry Room - 9-
Laundry room

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

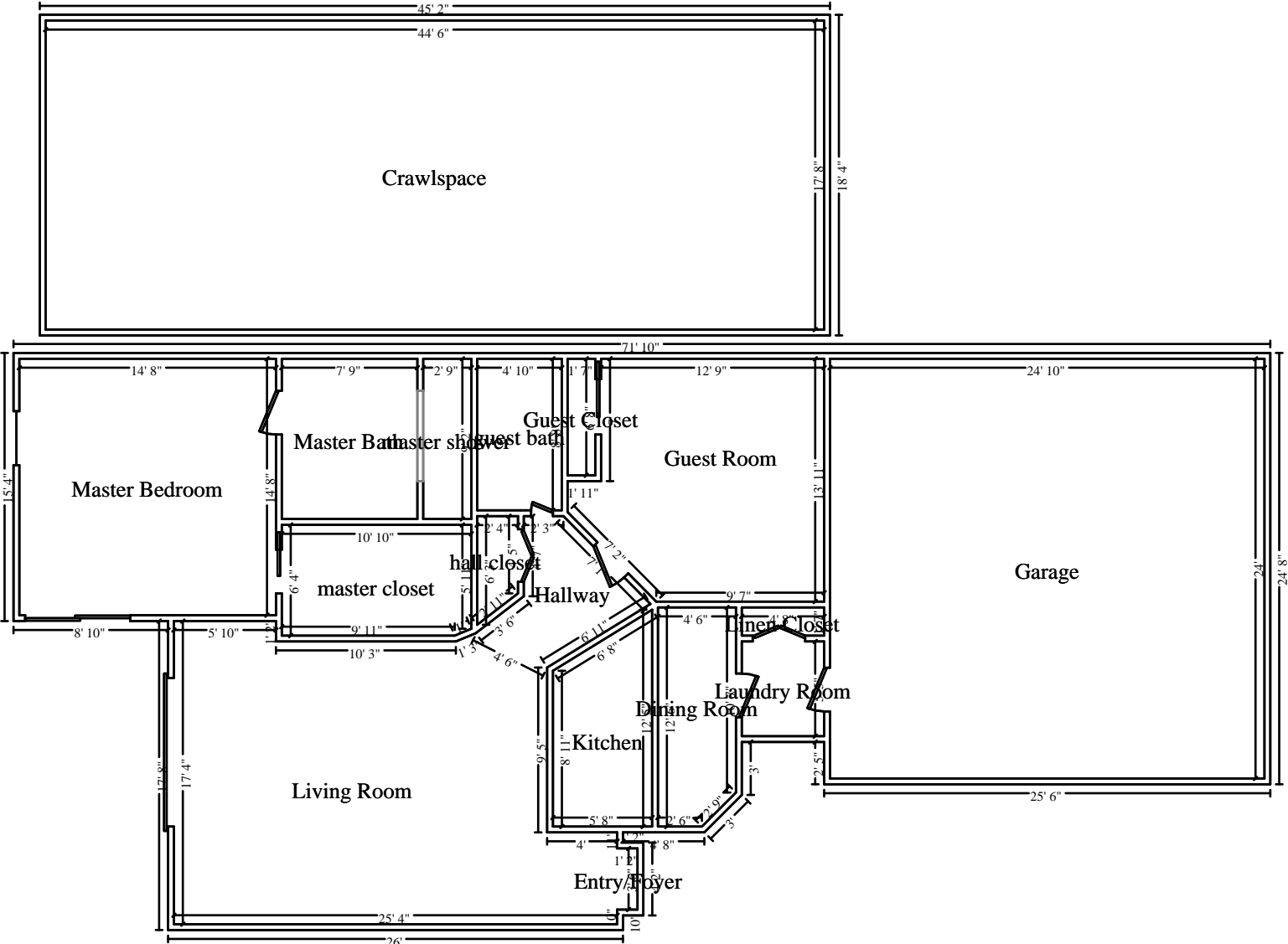


18 Main Level/Laundry Room - 10-
LaundryFull photo

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com



19 Main Level/Garage - 3-garage



JAN 16th 2023

* Joe Stewart.
Important Information

Renee Sloan

From: Rami Yitzhak
Sent: Tuesday, May 2, 2023 1:31 PM
To: Renee Sloan
Subject: FW: our conversation

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, January 16, 2023 5:48 PM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Re: our conversation

Rami, yes we understand your issues with anyone who would want to opt out and appreciate you would consider any owners who may want to join and use your services. Also, yes to us getting the insurance flood reports to you. As explained, we are processing and getting them to the owners first. We will get those to you as soon as we can this week.

Thank you for speaking with me today, gentlemen.
Rick

On Mon, Jan 16, 2023 at 5:31 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Hi Rick,

Thank you for taking the time to talk with us earlier. Just a quick recap of our conversation,

1. Adding or deleting units – you can add units and we will do our best to accommodate the work in these units with our schedule. However, you can't delete units since we already included them all in our schedule (which part is already being done as we speak) for estimates, preliminary work, permits, materials' order, stocking materials in the units...etc.
2. Insurance field reports – you will send us as many reports as you get from the insurance by the middle of this week.

Please let us know if you have any other questions or if we can help with anything else.

Thanks,

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

Renee Sloan

Subject: Island Park walk 17601 Ciello

Start: Mon 1/16/2023 9:00 AM

End: Mon 1/16/2023 10:15 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 17, 2023 6:21 PM
To: Rami Yitzhak; Roni Elias; Lizbeth Rodriguez
Cc: Edward Walendy; Jennifer Darrow; Rita Angelini
Attachments: V2 Flood Detail - Elias Reconstruction.pdf; Elias Exhibit B 2023-01-17.zip

Roni and Rami:

Attached please find the IPV V2 detailed flood reports that we have received to date for inclusion in Exhibit B. We will forward the remaining ones as soon as they are available. These reports encompass both remediation and reconstruction – we have attached a summary outlining current reconstruction proceeds per unit. Remediation costs for some units were higher than anticipated and we are negotiating those. Based on that, and financials for the outstanding units, we conclude our estimated \$1.5 million reconstruction budget still appears to be accurate. Please preserve confidentiality of these reports as best as possible, as our owners do not wish their data to be shared with others. We are conducting a comparison of your Xactimate versus the flood detail report for 17601 Captiva and will report our findings once completed. If you could please provide supporting data for your Xactimate for that unit for submission to our flood adjuster, we will request that the adjuster review to determine if additional proceeds are allowable. Time is of the essence as we would like to confirm all costs before drywall work begins next week. Thank you, gentlemen, for your assistance with this.

Best Regards,

Rick Roudebush

Acting President

Section V. 2.

Island Park Village

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Tuesday, January 17, 2023 11:07 PM
To: Hector Cruz
Cc: Rami Yitzhak; Roni Elias; Renee Sloan; Joe DiRienzi Jr.; Brandon Leonard
Subject: Re: Looking for updates.

Thank you Hector.

In reference to Island Park..... I have a meeting on Friday morning with the HOA to provide updates and if you can please provide a brief description of your findings from your site visit last week in just an email format it would be greatly appreciated. I.e.: subfloor plywood structural integrity is good selective replacement may be needed where obvious but potential contaminants from level 3 flood waters are to be evaluated by others. Truss and structural repairs can be done in the house where the tree fell on it and needed repair details will be provided in approximately ?? Days.

Just a quick informal email if you could please so I can pass it on to our client Friday.

Please send me your invoice for the site visit so I can get that processed for you as quickly as you responded for the site visit when requested.

Regards,

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Hector Cruz <hcruz@structusconsulting.com>
Sent: Tuesday, January 17, 2023 8:36:26 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re: Looking for updates.

Joe,

Good morning.

This is my update:

1. Estero Sands Cond. - Report for the Distress at the Precast Floor Planks - Ready Tomorrow (Wed) 1/18/22 - at end of business day.
2. Winwood Cond. - Struct. Details for Restoration Project - Ready on Friday (1/20/22) at the end of business day.
3. Quotes for the structural repairs at the 3 or 4 private residences affected by Hurricane Ian in Fort Myers - ready on Friday (1/20/22) at the end of business day.
4. Invoice for the cursory site visit held on 1/10/22 to define scope of work for 3 or 4 private residences affected by Hurricane Ian in Fort Myer - ready later today.

On Mon, Jan 16, 2023 at 9:32 AM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:
Hector

At your earliest convenience can you provide an update on the following projects.

Estero Sands. Waiting on repair details and full report from last site visit.

Winwood. Waiting on repair details so we can apply for permits.

Island Park. Waiting on invoice for site visit and report of findings. Truss repairs, wood framing structural repairs, subfloor plywood conditions, etc.

All above are time sensitive if you could please provide an update on status it would be greatly appreciated.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

--
Hector J. Cruz, P.E.
President
STRUCTUS CONSULTING, INC.
(305) 846-1376
hcruz@structusconsulting.com
4760 SW 57th Terrace,
Davie, FL 33314
www.structusconsulting.com

It states "Final Payment Dwelling for Tidal Water Overflow loss occurring 9-28-2022" on all checks issued so far.

So, I guess Doug will deny the additional money for your estimates 🙄

The money in each check also to pay remediation.

I think Deanna might have negotiated you guys into a conflict

And I'll need to recommend to Elias to stop.

It's asinine to accept a final check

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 18, 2023 8:57 PM
To: Renee Sloan; Joe DiRienzi Jr.
Subject: FW: Island Park
Attachments: Image.jpeg

FYI and for file please.....very important! Waiting for response from legal.

Joe DiRienzi Sr.

**Restoration Division
Manager/Estimator
Elias Brothers Group**

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>

Sent: Wednesday, January 18, 2023 6:08 PM

To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Subject:

Get [Outlook for iOS](#)

5:55



RR

Rick >

proceeds" on the check

I can't imagine any one from the board signed accepting it as a final payment.

It states "Final Payment Dwelling for Tidal Water Overflow loss occurring 9-28-2022" on all checks issued so far. So, I guess Doug will deny the additional money for your estimates 🤔

The money in each check also to pay remediation.

I think Deanna might have negotiated you guys into a conflict

And I'll need to recommend to Elias to stop.

It's asinine to accept a final check for something when construction hasn't even started

Like we had a choice? And you guys can't do this for 1.5 mil?



iMessage



Cash



ELIAS - #00923

(Meeting

1/20/23)

Renee Sloan

From: Renee Sloan
Sent: Wednesday, January 18, 2023 5:14 PM
To: Rick Roudebush; Rami Yitzhak; Roni Elias; Joe DiRienzi Sr.; Demetre Alexander Vrynios; James Cillo; Renee Sloan; Joe DiRienzi Jr.; norm riess; Danilo Fior; Rita Angelini
Subject: Island Park 5.2 Please join the RingCentral conference. The Conference will start at 11:00 am on Friday January 20th, 2023

Please join the RingCentral conference. **The Conference will start at 11:00 am on Friday January 20th, 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

1/18/23 * Get w/ Joe for TIME
+ proper people for invite.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, January 18, 2023 7:04 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Re: Teleconference Friday

11:00 AM
ON FRIDAY
Jan 20th
2023

Thank you.

On Tue, Jan 17, 2023 at 10:47 PM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:
Rick

Renee has this covered and will reach out with time confirmation tomorrow.

Thanks, have a good evening.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

Send RingCentral
Invite!
Must Access!
269-635373

Partly Accos - 650 086743

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 17, 2023 10:10:24 PM
To: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>

Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; James Cillo <jamescillo@icloud.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; norm riess <normriess@yahoo.com>; Danilo Fior <daniolfior47@gmail.com>; Rita Angelini <rtangel8@yahoo.com>

Subject: Teleconference Friday

Lizbeth, I talked to Roni and Rami Monday. As part of our discussion, we confirmed this week's teleconference was going to be scheduled for this Friday.

If you are not responsible for scheduling this meeting, please forward to who is responsible for setting this up. I have it in my notes as maybe being for late morning or early afternoon. I can do either.

Thank you,
Rick

From: Edward Walendy <edwardwalendy65@gmail.com>
Sent: Thursday, January 19, 2023 8:29 PM
To: Rick Roudebush
Cc: ddjdurbin@gmail.com; Rita Angelini
Subject: Cost Comparison for 17601 Marco
Attachments: COST COMPARISON OF FLOOD ADJUSTER REPORT AND COSTING TO ELIAS BROTHERS ESTIMATE AT.pdf;
Untitled attachment 00262.txt

Hello Rick,

Here is our report for the meeting tomorrow. We identified approx. \$72,000 in cost reductions resulting from errors, items that are not within the scope of insurance, higher rates than Xastimate and errors in sq feet. We have a lot of data thanks to Rita's efforts but we tried to boil it down to a small package to present that captures the essence of what we found. I think giving Elias the Flood Insurance Adjuster report will be a great start in keeping numbers and names and costs in a comparable fashion moving forward. I hope Elias does not find our recommendations out of line. Ed



CONSULTING, INC.

INVOICE

DATE	INVOICE No.
January 19, 2023	1024
SENT VIA:	Email

INVOICE TO:

CLIENT'S NAME:	Elias Brothers Group, Inc.		
CONTACT PERSON:	Joe DiRienzi - Project Manager		
MAILING ADDRESS:	3570 Enterprise Ave., Suite 100 Naples FL 34104		
PHONE:	(820) 379-9899	(M)	FAX: (###) ###-####
EMAIL:	joe.dirienzi.sr@elias-brothers.com		

PROJECT NAME:	Island Park Village		
STRUCTUS PROJECT No.:	122-002-00		
SITE ADDRESS:	17500 Island Park Rd, Fort Myers FL 33908		
TASK NAME:	Master Proposal - Cursory Site Visit	TASK No.:	00
PROPOSAL APPROVED ON:	1/10/23	BY:	Joe DiRienzi, Sr. Project Manager

DATE	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
1/10/23	Cursory site visit held on 1/10/22 to define scope of work for 4 private residences affected by Hurricane Ian in Fort Myer, as follows:	1	Lump-Sum	\$ 750.00	\$ 750.00
	17611 Captiva Ln.				\$ -
	17633 Captiva Ln.				\$ -
	17602 Captiva Ln.				\$ -
	17643 Marco Island Ln				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

NOTE(S):

Please include STRUCTUS Invoice No. along with your payment.

SUMMARY:

SUB-TOTAL	\$ 750.00
PREVIOUS BALANCE	\$ -
PAYMENTS/CREDITS	\$ -
BALANCE DUE	\$ 750.00

Contracting OK SR 1/26 Partial

PLEASE REMIT PAYMENT TO ONE OF THE OPTIONS LISTED BELOW:

ACH/TRANSFER OF FUNDS:	CONTACT STRUCTUS CONSULTING, INC. FOR BANK ACCOUNT INFORMATION
------------------------	---

-OR-

MAIL:	STRUCTUS CONSULTING, INC. 4760 SW 57th TER., DAVIE, FL 33314
-------	---

TERMS	Due On Receipt
-------	----------------

WE APPRECIATE YOUR BUSINESS

Scope of Work
 17600 Captiva Island Ln.
 Date Walked: 01/16/2023

Water Damage
 Wind Damage

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check: Completed
- Sub-Floor Replacement: 280 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 293' @ 2' H, 14 Ln. Ft. @ 4' H, 9 Ln. Ft. @ 8' H, 21 Ln. Ft. @ 10' H
- Insulation in Walls Total Ln. Ft.: 51 Ln. Ft.
- Doors to Replace: 1 @ 32" Pocket Door, 1 @ 48" Double Bi-Fold
- Door Casing Total Ln. Ft.: 0 Ln. Ft.
- Baseboard Total Ln. Ft.: 300 Ln. Ft.
- Total # of Cabinets: 11 Pcs
- Vapor Barrier on Walls Total Ln. Ft.: 86 Ln. Ft. @ 2.5', 8 Ln. Ft. @ 3.5'
- Flooring to be replaced Total Ln. Ft.: 748 Sq. Ft. of Tile, 478 Sq. Ft. of Carpet
- Backer Board Total Sq. Ft.: 923 Sq. Ft. Walls and Floors
- Wall Tile Total Sq. Ft.: 175 Sq. Ft.
- Vanities: Single @ 4', Double @ 8'
- Countertops in Kitchen Total Sq. Ft.: 45.9 Sq. Ft. Granite with 4.33 Sq. Ft. Granite Backsplash
- Countertops Vanity Total Sq. Ft.: 39 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 190 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1153 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1153 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 167 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 8
- Master Bath Glass: 3' 5 1/4" X 2' 3 1/2" X 1/2", 3' 5 1/4" X 1' 9 1/2" X 1/2". All Glass Intact in Garage.
- Drywall Patches (Large) Total Sq. Ft.: 12.25 Sq. Ft.
- Drywall Cracks Total Ln. Ft.: 34 Ln. Ft.
- Lanai Screen Replacement: 3 Screens @ 5.75' X 4.75', 1 @ 5' X 4.75', 1 @ 3' X 4.75', 2 @ 6.25' X 4.75', 2 @ 5.5' X 6.75' X 4' Triangle, 2 @ 6.25' X 3.1' X 4' Triangle.
- Lanai Perlin Replacement: 1 @ 6.2'
- Deck Repairs; Whole Deck Needs Replacing 398.0625 Sq. ft.
- Sliding Glass Doors: 1 @ 8' 8 3/4" 3 Panel, 1 @ 5' 10 3/4"
- Small Bit of Mold was Found in Master Bed Along Studs Behind Bathroom Pocket Door
- Holes Found in Cinder Block in Living Room
- Master Bath needs Vanity light

Homeowner Meeting: 01/16/2023

- Carpet in Bedrooms
- 6" X 24" Tile Throughout Rest of House
- New Vanity in Master Bath
- Tile Backsplash in Kitchen @ 20 Sq. Ft.
- Same Color Paint Throughout House
- Add Light to Master Shower with Switch on Wall Entering Bathroom on Left
- Different Tile in Master Bath
- Granite on Bench of Master Shower (Included in Granite Totals)



- Granite on Top of Master Bath Shower Walls (Included in Granite Totals)
- White Cabinets in Kitchen
- Master Bath Paint to Match Rest of House
- "Floor to Ceiling" Cabinet to Left of Master Vanity
- Windows and Sliding Glass Doors to be Replaced

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Thursday, January 19, 2023 11:15 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Scope of Work for 17600 Captiva
Attachments: Scope of Work 17600 Captiva Island Ln..docx

Some people who received this message don't often get email from fabrightcolorado@gmail.com. [Learn why this is important](#)
Attached is the scope of work for 17600 Captiva Island Ln. Let me know if you need or want any more information to be included.

Sent from [Mail](#) for Windows

Scope of Work
17600 Captiva Island Ln.
Date Walked: 01/16/2023

Water Damage
Wind Damage

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check: Completed
- Sub-Floor Replacement: 280 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 293' @ 2' H, 14 Ln. Ft. @ 4' H, 9 Ln. Ft. @ 8' H, 21 Ln. Ft. @ 10' H
- Insulation in Walls Total Ln. Ft.: 51 Ln. Ft.
- Doors to Replace: 1 @ 32" Pocket Door, 1 @ 48" Double Bi-Fold
- Door Casing Total Ln. Ft.: 0 Ln. Ft.
- Baseboard Total Ln. Ft.: 300 Ln. Ft.
- Total # of Cabinets: 11 Pcs
- Vapor Barrier on Walls Total Ln. Ft.: 86 Ln. Ft. @ 2.5', 8 Ln. Ft. @ 3.5'
- Flooring to be replaced Total Ln. Ft.: 748 Sq. Ft. of Tile, 478 Sq. Ft. of Carpet
- Backer Board Total Sq. Ft.: 923 Sq. Ft. Walls and Floors
- Wall Tile Total Kitchen Sq. Ft.: 20 Sq. Ft.
- Vanities: Single @ 4', Double @ 8'
- Countertops in Kitchen Total Sq. Ft.: 45.9 Sq. Ft. Granite with 4.33 Sq. Ft. Granite Backsplash
- Countertops Vanity Total Sq. Ft.: 39 Sq. Ft.
- Shower Wall Surround Master Bath Total Sq. Ft.: 156 Sq. Ft.
- Walk in Shower Pan Tile: 23 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1153 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1153 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 167 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 8
- Master Bath Glass: 3' 5 1/4" X 2' 3 1/2" X 1/2", 3' 5 1/4" X 1' 9 1/2" X 1/2". All Glass Intact in Garage.
- Drywall Patches (Large) Total Sq. Ft.: 12.25 Sq. Ft.
- Drywall Cracks Total Ln. Ft.: 34 Ln. Ft.
- Lanai Screen Replacement: 3 Screens @ 5.75' X 4.75', 1 @ 5' X 4.75', 1 @ 3' X 4.75', 2 @ 6.25' X 4.75', 2 @ 5.5' X 6.75' X 4' Triangle, 2 @ 6.25' X 3.1' X 4' Triangle.
- Lanai Perlin Replacement: 1 @ 6.2'
- Deck Repairs: Whole Deck Needs Replacing 398.0625 Sq. ft.
- Sliding Glass Doors: 1 @ 8' 8 3/4" 3 Panel, 1 @ 5' 10 3/4"
- Small Bit of Mold was Found in Master Bed Along Studs Behind Bathroom Pocket Door
- Holes Found in Cinder Block in Living Room
- Master Bath needs Vanity light

Homeowner Meeting: 01/16/2023

- Carpet in Bedrooms
- 6" X 24" Tile Throughout Rest of House
- New Vanity in Master Bath
- Tile Backsplash in Kitchen @ 20 Sq. Ft.
- Same Color Paint Throughout House
- Add Light to Master Shower with Switch on Wall Entering Bathroom on Left
- Different Tile in Master Bath



- Granite on Bench of Master Shower (Included in Granite Totals)
- Granite on Top of Master Bath Shower Walls (Included in Granite Totals)
- White Cabinets in Kitchen
- Master Bath Paint to Match Rest of House
- "Floor to Ceiling" Cabinet to Left of Master Vanity
- Windows and Sliding Glass Doors to be Replaced



Scope of Work
Address: 17601 Captiva Island Ln.
Date Walked: 01/16/2023

Water Damage
Wind Damage

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check: Completed
- Sub-Floor Replacement: 0 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 15 Ln. Ft. @ 4' H, 337 Ln. Ft. @ 2' H
- Insulation in Walls Total Ln. Ft.: Completed
- Doors to Replace: 2, 1 @ 28" Pocket Door, 1 @ 24" Bi-Fold
- Door Casing Total Ln. Ft.: 155 Ln. Ft.
- Baseboard Total Ln. Ft.: 300 Ln. Ft.
- Total # of Cabinets: 16 Pcs
- Vapor Barrier on Walls Total Ln. Ft.: Completed
- Flooring to be replaced Total Ln. Ft.: 1630 Sq. Ft.
- Backer Board Total Sq. Ft.: 0 Ln. Ft.
- Wall Tile Total Sq. Ft.: 0 Ln. Ft.
- Vanities: 1 Single @ 36", 1 Dual @ 8' 2 1/2"
- Countertops in Kitchen Total Sq. Ft.: 38.55 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 20.55 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 0 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1630 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1630 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 357 1/2 Sq. Ft.
- Drywall Cracks Total Ln. Ft.: 5 Ln. Ft.
- Sliding Glass Doors: 1 @ 58 1/4", 1 @ 95 1/4"
- Blinds: All Blinds Intact
- Belly Trim: 165" in Sm. Bed
- 5 Stair Treads and 1 Riser Needs Replacement on Front Entry Steps

Homeowner Meeting: No Walkthrough with owner

Scope of Work
 Address: 17641 Captiva Island Ln.
 Date Walked: 01/18/2023

Water Damage
 Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 15.5 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 20' @ 3' H, 220' @ 2' H
- Insulation in Walls Total Ln. Ft.: All Insulation has Been Replaced by Homeowner
- Doors to Replace: 0
- Door Casing Total Ln. Ft.: 34 Ln. Ft.
- Baseboard Total Ln. Ft.: 380 Ln. Ft.
- Total # of Cabinets: 17 Pcs
- Kitchen Cabinets Ln. Ft.: 17.5 Ln. Ft. Base, 23 Ln. Ft. Uppers
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 145 Sq. Ft. Carpet, 40 Sq. Ft. Tile (553 Sq. Ft. Additional With Positive Mold Test), 1000 Sq. Ft. Vinyl Snap Lock
- Backer Board Total Sq. Ft.: 0
- Wall Tile Total Sq. Ft.: Currently 0 Sq. Ft. Total May Change After Mold Testing
- Vanities: 1 Single @ 36", 1 Dual @ 99"
- Countertops in Kitchen Total Sq. Ft.: 35 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 22.5 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: Currently 0 Sq. Ft. May Change After Mold Testing
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1680 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1680 Sq. Ft.
- Drywall in Garage Total Sq. Ft.: Completed By Homeowner
- Drywall Patches less than 1 Sq. Ft.: 0
- Drywall Patches (Large) Total Sq. Ft.: 20 Sq. Ft.
- Drywall Cracks Total Ln. Ft.: 50 Ln. Ft.
- Lanai Screen Replacement: 15 Sq. Ft., 6.5 Sq. Ft. (Master Bed Window), 11 Sq. Ft. (Front Storm Door)
- Deck Repairs: 100 Sq. Ft.
- Sliding Glass Doors: 1 @ 8' 2 Panel, 1 @ 5' 2 Panel

Homeowner Meeting: 01/18/2023

- Carpet in Bed 1
- Tile in Bathrooms 12" X 16"-18" Rectangle
- Vinyl Plank Flooring in Rest of House
- Vinyl Plank Flooring: Luxwood SPC 1696-1 Acacia Sunrise 7.25" X 48"
- Bathroom Vanity to be Granite
- Countertops and Backsplash in Kitchen to be Granite
- Granite Bar Top/Desk to Remain Granite that is Currently Installed
- Bed 1 Will Stay Current Color
- Master Bed color Will Change (Color to be Determined)
- Rest of Unit to be Painted in Color Seriously Sand (OL729.2)
- Belly Board Trim in Livingroom to be Removed



- New Vanity in Master Bath
- 6" Milled Baseboard
- Flooring on Laundry Area in Garage Including on Stairs?

Scope of Work
 Address: 17601 Marco Island Ln.
 Date Walked: 01/16/2023

Water Damage
 Wind Damage

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 0 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 71 Ln. Ft. @ 2", 322 Ln. Ft. @ 3", 19 Ln. Ft. @ 4", 22 Ln. Ft. @ 8"
- Insulation in Walls Total Ln. Ft.: 67 Ln. Ft. @ 2"
- Doors to Replace: 0
- Door Casings Total Ln. Ft.: 122 Ln. Ft.
- Baseboard Total Ln. Ft.: 400 Ln. Ft.
- Total # of Cabinets:
- Vapor Barrier on Walls Total Ln. Ft.: 130 Ln. Ft. @ 2.5", 9.5 Ln. Ft. @ 7.5", 9" @ 3"
- Flooring to be replaced Total Sq. Ft.: Tile 345 Sq. Ft., Hardwood 560 Sq. Ft., Carpet 590 Sq. Ft.
- Backer Board Total Sq. Ft.: 108 Sq. Ft.
- Wall Tile Total Sq. Ft.: 153 Sq. Ft.
- Vanities: 1 Single @ 36", 1 Dual @ 72"
- Countertops in Kitchen Total Sq. Ft.: 50 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 16.5 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 108 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1400 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1400 sq. Ft.
- Drywall in Garage Total Sq. Ft.: 124 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 5
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 74 Ln. Ft.
- Lanal Screen Replacement: 1 @ 4' 8 1/2" X 5' 10 1/2", 1 @ 4' 8 1/2" X 2' 9 1/4", 1 @ 4' X 5' 10 1/2" X 7' (Triangle), 1 @ 5' 10 1/2" (Needs Re-Skinned)
- Sliding Glass Doors: 11' 8 1/2" 3 Panel, 6' 2 Panel

Homeowner Meeting:

- Square Floor Tile in Kitchen
- 3" X 6" Subway Tile for Backsplash in Kitchen
- White Kitchen Cabinets – Flat Panel With
- Corner Cabinet with Lazy Susan
- Cream Color Carpeting in Bedrooms and Master Closet
- Tile in Bathroom to Match Tile in Kitchen
- Tile in Laundry to Match Floor tile in Kitchen and Bath
- Bamboo Hardwood Flooring Throughout Rest of Unit
- Remove Pocket Doors Between Bed 2 and Livingroom, Framing and Drywall to Close Off
- Sliding Glass Doors to Be Replaced
- Wall Color to be White
- New Tub in Master Bath
- 3" X 6" Subway Tile on Tub Surround and Shower Walls
- 1" – 2" Tile Mat for Shower Pan
- New Door Hardware



- Possibly Change Light Fixtures in Bathrooms
- Baseboard @ 3 ½" Throughout
- Metal Shelving in Garage
- Remove Wallpaper in Laundry and Bath 1
- Tile in Bath 1 Stays
- Drywall on Garage Walls
- Labor Needed for Moving Furniture Prior to Start of Reconstruction
- Exterior Cover on Skylight is Cracked
- New Chandelier in Dining Room
- Quarts Countertops and Bar Top
- Recommended Encapsulation of Sub-Floor Under Carpeting
- 6 Ln. Ft. Bottom Board Attaching Lattice Work to Deck Needs Re- Attached

Scope of Work
Address: 17641 Marco Island Ln.
Date Walked: 01/13/2023

Water Damage

Wind Damage

- Electrical Hot Check: Not Complete
- Plumbing Repairs & Pressure Check: Not Complete
- Sub-Floor Replacement: 0 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 80 Ln. Ft. @ 2' H, 12.5 Ln. Ft. @ 3' H, 6.5 Ln. Ft. @ 2.5' H
- Insulation in Walls Total Ln. Ft.: 33 Ln. Ft. @ 2' H
- Doors to Replace: 0
- Door Casing Total Ln. Ft.: 21 Ln. Ft.
- Baseboard Total Ln. Ft.: 282 Ln. Ft.
- Total # of Cabinets: All Kitchen Cabinets are Intact and Currently Installed in Kitchen
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 1377 Sq. Ft. All Vinyl Snap Lock
- Becker Board Total Sq. Ft.: 0 Sq. Ft.
- Wall Tile Total Sq. Ft.: 0 Sq. Ft.
- Vanities: Single @ 58.5", Single @ 76"
- Countertops in Kitchen Total Sq. Ft.: All Kitchen Countertops Intact and Installed
- Countertops Vanity Total Sq. Ft.: 20.5 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 0 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1358 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1358 Sq. Ft.
- Drywall in Garage Total Sq. Ft.: 479 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 6
- Master Toilet/Shower need Toilet Removed
- Master Toilet/Shower Needs Flooring and Trim Removed (Engineered Snap Lock)
- Drywall Cracks Total Ln. Ft.: 60 Ln. Ft. (Unit), 142 Ln. Ft. (Garage)
- Sliding Glass Doors: 1 @ 72.5" Double Pane, 1 @ 96.5" Double Pane, 1 @ 72" Double Pane
- Drywall Patches Large (Greater than 1 Sq. Ft): 2

Homeowner Meeting: 01/16/2023

- Vinyl Plank Flooring Throughout
- Possibly Change of Chandelier in Dining Area
- Have Plumber Check Water Heater
- Electrician Check Outlets in Garage
- Change Vanity Light in Bath 1
- New Vanity in Bath 1
- Fan Light Combo Replacement in Bed 1, Livingroom, and on Lanai
- Owner asked to know when work will start so he can get sitter for his dog
- Multiple Mud Dauber Nests in Stud Spacing Between Garage of 17641 and 17643
- Black Mold Found Behind Baseboard in Entryway and N.E. Corner in Dining Area

Scope of Work

Address: 17643 Marco Island Ln.

Date Walked: 01/17/2023

Water Damage**Wind Damage**

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check:
 - Sub-Floor Replacement: 0 Sq. Ft.
 - Flood Cuts Total Ln. Ft. 18' 4" @ 3" H, 22' 6" @ 4" H, 3 @ 7" H, 11' 3" @ 8" H
 - Insulation in Walls Total Ln. Ft. 82 Ln. Ft. @ 2" 9 Ln. Ft. @ 3" 7 Ln. Ft. @ 7"
 - Doors to Replace: 1 @ 30" Rht Inswing in Bed 1
 - Door Casings Total Ln. Ft. 105 Ln. Ft.
 - Baseboard Total Ln. Ft. 300 Ln. Ft.
 - Total # of Cabinets: 15 Pcs
 - Vapor Barrier on Walls Total Ln. Ft. 0 Ln. Ft.
 - Flooring to be replaced Total Sq. Ft. 70 Sq. Ft. Tile 1366 5 Sq. Ft. Carpet 172 Sq. Ft. Vinyl Snap Lock
 - Backer Board Total Sq. Ft. 77 Sq. Ft.
 - Wall Tile Total Sq. Ft. 95 Sq. Ft.
 - Vanities: Dual @ 99" with Height of 36"
 - Countertops in Kitchen Total Sq. Ft. 43 25 Sq. Ft.
 - Countertops Vanity Total Sq. Ft. 19 Sq. Ft.
 - Shower Wall Surround Total Sq. Ft. 77 Sq. Ft.
 - Vapor Barrier in Crawlspace Total Sq. Ft. 1700 Sq. Ft.
 - Floor Joist Insulation Total Sq. Ft. 1700 Sq. Ft.
 - Drywall in Garage Total Sq. Ft. 424 Sq. Ft.
 - Drywall Patches less than 1 Sq. Ft. 0
 - Drywall Cracks Total Ln. Ft.: 125 Ln. Ft.
 - Lanai Screen Damage: 24 Sq. Ft. Screen Needs Repaired
- Sliding Glass Doors: 1 @ 8' 5/8", 1 @ 5' 5/8"

Homeowner Meeting: 01/17/2023

- Add 36" Upper and Base Cabinet
- Remove Existing Wall Cabinets and Salvage for Owner use in Garage
- Vinyl Snap Lock Flooring in Kitchen and Laundry Area
- Tile in Bath 1 and Master Toilet/Shower
- Carpeting Throughout Rest of Unit (To Include Master Bath with Vanity and Tub)
- Kitchen Cabinets Flat Panel in "European" Style
- Master Bath Vanity to be Installed Against Mirror
- Master Bath Mirror to be Picture Framed
- Removal of Wallpaper
- New Light Requested Above Sink in Kitchen
- Quartz Countertops Requested (Original was Formica)
- Replace Spout and Drain in Master Tub
- Fix Broken Stair Treads on Front Entry Way Steps



- Removal of HVAC Returns for Cleaning

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Friday, January 20, 2023 11:54 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Scopes of Work
Attachments: Scope of Work 17600 Captiva Island Ln..docx; Scope of Work 17601 Captiva Island Ln..docx; Scope of Work 17601 Marco.docx; Scope of Work 17641 Captiva Island Ln..docx; Scope of Work 17641 Marco.docx; Scope of Work 17643 Marco Island Ln..docx

Hi Joe,

Attached are the scopes of work for the following units: 17600 Captiva, 17601 Captiva, 17641 Captiva, 17601 Marco, 17641 Marco, and 17643 Marco. If you have any questions or concerns give me a call.

Thanks,
Jason Spears

Sent from [Mail](#) for Windows

Scope of Work
Address: 17601 Captiva Island Ln.
Date Walked: 01/16/2023

Water Damage
Wind Damage

- Electrical Hot Check: Completed
- Plumbing Repairs & Pressure Check: Completed
- Sub-Floor Replacement Sq. Ft. 1538.25 Sq. Ft. of 5/8" Plywood Throughout House Under Bamboo Flooring
- Flood Cuts Total Ln. Ft.: 15 Ln. Ft. @ 4" H, 337 Ln. Ft. @ 2" H
- Insulation in Walls Total Ln. Ft.: Completed
- Doors to Replace: 2, 1 @ 28" Pocket Door, 1 @ 24" Bi-Fold
- Door Casing Total Ln. Ft.: 155 Ln. Ft.
- Baseboard Total Ln. Ft.: 300 Ln. Ft.
- Total # of Cabinets: 16 Pcs.
- Vapor Barrier on Walls Total Ln. Ft.: Completed
- Flooring to be replaced Total Ln. Ft.: 1630 Sq. Ft., 92.75 Sq. Ft. Tile in Master Bath, 1538.25 Sq. Ft. Hardwood Bamboo
- Backer Board Total Sq. Ft.: 0 Ln. Ft.
- Wall Tile Total Sq. Ft.: 0 Ln. Ft.
- Vanities: 1 Single @ 36", 1 Dual @ 8' 2 1/4"
- Countertops in Kitchen Total Sq. Ft.: 38.55 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 20.55 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 0 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1728 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1728 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 357 1/2 Sq. Ft.
- Drywall Cracks Total Ln. Ft.: 5 Ln. Ft.
- Sliding Glass Doors: 1 @ 58 3/4", 1 @ 95 1/4"
- Blinds: All Blinds Intact
- Belly Trim: 165" in Sm. Bed
- 5 Stair Treads and 1 Riser Needs Replacement on Front Entry Steps

Homeowner Meeting: No Walkthrough with owner

Scope of Work
Address: 17602 Captiva Island Ln.
Date Walked: 01/24/2023

Water Damage

Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 0 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 324 Ln. Ft. @ 2" H, 78 Ln. Ft. @ 3" H, 45 Ln. Ft. @ 4" H, 23 Ln. Ft. @

BH

- Insulation in Walls Total Ln. Ft.: 40 Ln. Ft.
- Doors to Replace: 1 Pocket @ 30", 2 Pocket @ 32", 2 RH Inswing @ 32", 1 @ 30" RH Outswing, 2 @ 24" Single Bi-Fold, 1 @ 60" Double Bi-Fold
- Door Casing Total Ln. Ft.: 188 Ln. Ft.
- Baseboard Total Ln. Ft.: 370 Ln. Ft.
- Total # of Cabinets: ?
- Kitchen Cabinets Ln. Ft.: 32.5 Ln. Ft. Total, 15 Ln. Ft. Uppers, 16.5 Ln. Ft. Base, 2 Ln. Ft. Tower
- Vapor Barrier on Walls Total Ln. Ft.: 125 Ln. Ft.
- Flooring to be replaced Total Ln. Ft.: 1266 Sq. Ft. Unknown Layout and Type of Flooring
- Backer Board Total Sq. Ft.: 62 Sq. Ft. in Master Shower
- Wall Tile Kitchen Total Sq. Ft.: 0 Sq. Ft.
- Vanities: 1 Single @ 48", 1 Dual @ 72"
- Countertops in Kitchen Total Sq. Ft.: 30.33 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 18.63 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 63 Sq. Ft.
- Master Shower Pan: 15 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1296 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1296 Sq. Ft.
- Drywall in Garage Total Sq. Ft.: 65 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 6
- Mirrors: 1 @ 50" X 48", 1 @ 72" X 48"
- Drywall Patches (Large) Total Sq. Ft.: 1
- Drywall Cracks Total Ln. Ft.: 332 Ln. Ft.
- Lanai Replacement: 8' 1" X 17' 2" Replacement
- Deck Repairs; Entire Area under Lanai Needs Re-Screwed
- Sliding Glass Doors: 1 @ 11' 9" 3 Panel, 1 @ 6' 2 Panel

Homeowner Meeting: N/A



Scope of Work
Address: 17611 Captiva Island Ln.
Date Walked: 01/23/2023

Water Damage

Wind Damage

- Electrical Hot Check: IP
- Plumbing Repairs & Pressure Check: Completed
- Sub-Floor Replacement: 1/4" Substrate @ 943 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 240 Ln. Ft. @ 2'H, 133 Ln. Ft. @ 3'H, 16 Ln. Ft. @ 4'H
- Insulation in Walls Total Ln. Ft.: 94 Ln. Ft. @ 2.5'H
- Doors to Replace: 1 @ 30" RH Inswing
- Door Casing Total Ln. Ft.: 19' 4" Ln. Ft.
- Baseboard Total Ln. Ft.: 360 Ln. Ft.
- Total # of Cabinets: 14-15 Pcs
- Kitchen Cabinets Ln. Ft.: 20 Ln. Ft. Uppers & Lower
- Vapor Barrier on Walls Total Ln. Ft.: 0 Ln. Ft.
- Flooring to be replaced Total Ln. Ft.: 1380 Sq. Ft. Total: 943 Sq. Ft. Linoleum, 375 Sq. Ft. Carpet
- Backer Board Total Sq. Ft.: 0 Ln. Ft.
- Wall Tile Total Sq. Ft.: 0 Sq. Ft.
- Vanities: 1 Single @ 30", 1 Dual @ 75"
- Countertops in Kitchen Total Sq. Ft.: 40 Sq. Ft., 7.5 Sq. Ft. Bar Top
- Countertops Vanity Total Sq. Ft.: 16.5 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 0 Sq. Ft.
- Tub Surround Tile Total Sq. Ft.: 5' 6" Bullnose @ 2" W
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1406 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1406 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 568 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 5
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 10 Ln. Ft.
- Lanai Screen Replacement: None
- Lanai Perlin Replacement: None
- Deck Repairs: None
- Sliding Glass Doors:

Homeowner Meeting:



Scope of Work
Address: 17603 Captiva Island Ln.
Date Walked: 01/19/2023

Water Damage

Wind Damage

- Electrical Hot Check: Yes
- Plumbing Repairs & Pressure Check: Yes
- Sub-Floor Replacement
- Flood Cuts Total Ln. Ft.: 307 Ln. Ft. @ 2' H, 38 Ln. Ft. @ 4' H
- Insulation in Walls Total Ln. Ft.: 333 Ln. Ft. @ 16" Stud Spacing
- Doors to Replace: 0
- Door Casing Total Ln. Ft.: 16.5 Ln. Ft.
- Baseboard Total Ln. Ft.: 400 Ln. Ft.
- Total # of Cabinets: 17 Pcs.
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 1332 Sq. Ft. Total: 772 Sq. Ft. of Tile, 560 Sq. Ft. of Carpet
- Backer Board Total Sq. Ft.: 0
- Wall Tile Total Sq. Ft.: 100 Sq. Ft.
- Vanities: 2 Single, 1 @ 31.5", 1 @ 75.25"
- Countertops in Kitchen Total Sq. Ft.: 39 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 17.75 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 100 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 26 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 8
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 0
- Lanai Screen Replacement: 11 Pcs. @ 187 Sq. Ft.
- Lanai Perlin Replacement: 0
- Deck Repairs: 41 Sq. Ft. Needs Re-Bracing
- Sliding Glass Doors: 1 @ 8', 1 @ 6'
- All Blinds

Homeowner Meeting: N/A



Scope of Work
Address: 17613 Captiva Island Ln.
Date Walked: 01/23/2023

Water Damage

Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 0 Sq. Ft.
- Flood Cuts Total Ln. Ft.: 385 Ln. Ft. @ 2" H, 2 Ln. Ft. @ 4" H, 2' 8" @ 7" H
- Insulation in Walls Total Ln. Ft.: 128 Ln. Ft. @ 2" H
- Doors to Replace: 1 @ 30" RH Inswing
- Door Casing Total Ln. Ft.: 74' 4" Ln. Ft.
- Baseboard Total Ln. Ft.: 387 Ln. Ft.
- Total # of Cabinets: 13 Pcs
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 1234 Sq. Ft. Carpet, 312 Sq. Ft. Vinal, 16 Sq. Ft. Tile Foyer
- Backer Board Total Sq. Ft.: 0
- Wall Tile Total Sq. Ft.: 0
- Vanities: 1 Single @ 38", 1 Dual @ 99"
- Countertops in Kitchen Total Sq. Ft.: 29 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 21 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 0 Sq. Ft.
- Tub Surround Sq. Ft.: 2' 2" Bullnose @ 3"W, 3' 2" Bullnose @ 2"W
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1562.5 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1562.5 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 546 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 6
- Drywall Patches (Large) Total Sq. Ft.: 3
- Drywall Cracks Total Ln. Ft.: 8 Ln. Ft.
- Lanai Screen Replacement: None
- Lanai Perlin Replacement: None
- Deck Repairs: None
- Window Wind Driven Rain: Master Bed SE Corner 3' X 4'
- Sliding Glass Doors: 1 Slider @ 5', 1 French Door @ 6' With Window Wings 8' Total
- Hip Wall & Top Beam to Remove: Beam @ 1' H X 1' D X 18' L, Hip Wall 3' 6" H X 7' W
- Bad Wiring in Crawlspace, Visible Short and Burned Wiring
- Lose Subfloor Needs Re-Fastened in Places
-

Homeowner Meeting Date: 01/20/2023

- Tile in Foyer
- Kitchen and Both Bathrooms in Vinal Plank Flooring
- Carpeting Throughout Rest of Unit
- Cabinets to Follow Same Layout
- Kitchen Cabinets: European Style – Color Chelsea Linen from Cabinets to Go
- Smaller Cabinet Pulls than Advertised
- Pantry Cabinet to Right of Refrigerator
- Quarts or Granite Countertops in Kitchen



- Butcher Block Bar Top in Kitchen Pass Through
- Removal of Hip Wall in Kitchen
- Paint Color to Remain the Same Throughout Unit
- Change of Mirror in Master Bath Over Vanity? Depends on Budget
- New Vanity Lights in Master Bath (Dual Vanity)
- Wallpaper Removal in Master Bath
- New Wallpaper or Paint in Master Bath
- Over Cab Lighting to be Replaced in Kitchen

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Thursday, January 26, 2023 2:23 PM
To: Joe DiRienzi Sr.; Renee Sloan
Subject: Scope of Work For 17602 Captiva, 17611 Captiva, 17613 Captiva, 17603 Captiva
Attachments: Scope of Work 17602 Captiva.docx; Scope of Work 17603 Captiva Island Ln..docx; Scope of Work 17611 Captiva.docx; Scope of Work 17613 Captiva Island Ln..docx

Hi Joe, attached are the scopes of work for units 17602 Captiva, 17611 Captiva, 17613 Captiva, 17603 Captiva. Let me know if I missed anything or if you need clarification.

Thanks,
Jason Spears

Sent from Mail for Windows

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Thursday, January 26, 2023 10:45 AM
To: Joe DiRienzi Sr.; Renee Sloan
Subject: 17601 Captiva Island Ln. Revised
Attachments: Scope of Work 17601 Captiva Island Ln..docx

Hi Joe I have added revisions to the Scope of Work for 17601 Captiva Ln. (Jim Cillo). Now shows additional subfloor that is needed underneath the Bamboo, as well as separating the Bamboo and Tile flooring. If you need more added to this let me know.

Thanks,
Jason Spears

Sent from [Mail](#) for Windows

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Thursday, January 26, 2023 3:00 PM
To: Joe DiRienzi Sr.; elizabeth@ebgcontracting.com
Cc: Renee Sloan
Subject: Kitchen Layout Drawings

Hello Joe and Elizabeth,

Just wanted to let y'all know that I have uploaded kitchen layout drawings for the following units. 17600 Captiva, 17601 Captiva, 17601 Marco, 17602 Captiva, 17603 Captiva, 17611 Captiva, 17613 Captiva, 17641 Captiva, 17641 Marco, 17643 Marco, and 17653 Captiva. All pictures have been uploaded to the Elias Brothers Team Site on Office 365. If you have any questions send me an email or call.

Thanks,
Jason Spears

Sent from [Mail](#) for Windows



Scope of Work
Address: 17653 Captiva Island Ln.
Date Walked: 01/24/2023

Water Damage

Wind Damage

- Electrical Hot Check: IP
- Plumbing Repairs & Pressure Check: IP
- Sub-Floor Replacement: 8 Sq. Ft. in SE Sm. Bed
- Flood Cuts Total Ln. Ft.: 372 Ln. Ft. @ 2' H, 15 Ln. Ft. @ 4' H
- Insulation in Walls Total Ln. Ft.: 340 Ln. Ft. @ 16" Stud Spacing
- Doors to Replace: 0
- Door Casing Total Ln. Ft.: 182 Ln. Ft.
- Baseboard Total Ln. Ft.: 403 Ln. Ft.
- Total # of Cabinets: 16 Pcs
- Kitchen Cabinets Total Ln. Ft.: 27.5 Ln. Ft. Base, 19 Ln. Ft. Uppers
- Vapor Barrier on Walls Total Ln. Ft.: 148 Ln. Ft. @ 4' H
- Flooring to be replaced Total Ln. Ft.: 1324 Sq. Ft. Total: 370 Sq. Ft. Tile, 1054 Sq. Ft. Carpet
- Backer Board Floors Total Sq. Ft.: 370 Sq. Ft.
- Wall Tile Total Sq. Ft.: 125 Sq. Ft.
- Vanities: 2 Singles, 1 @ 2', 1 @ 6'
- Countertops in Kitchen Total Sq. Ft.: 45.5 Sq. Ft. Bar Top @ 8.25 Sq. Ft., Island @ 13 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 18 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1363 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1363 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 490 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 10
- Drywall Patches (Large) Greater than 1 Sq. Ft.: 2
- Drywall Cracks Total Ln. Ft.: 23 Ln. Ft.
- Lanai Screen Replacement: None
- Lanai Perlin Replacement: None
- Deck Repairs: Front Deck Needs Top Stair Tread Repair 7 Ln. Ft. @ 6" Board
- Sliding Glass Doors: 1 @ 6', 1 @ 8'
- 15 Sq. Ft. Area Damage Where A/C Enters Wall. Studs & Subfloor (Possible Old Damage)

Homeowner Meeting: N/A

Scope of Work
Address: 17623 Marco Island Ln.
Date Walked: 01/27/2023

Water Damage
Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
 - Sub-Floor Replacement: 0 Sq. Ft.
 - Flood Cuts Total Ln. Ft.: 375 Ln. Ft. @ 2" H, 13 Ln. Ft. @ 3" H, 20 Ln. Ft. @ 4" H, 3 Ln. Ft. @ 7" H
 - Insulation in Walls Total Ln. Ft.: 258 Ln. Ft. @ 16" Studs
 - Doors to Replace: 2 @ 30" RH Inswing, 1 @ 60" French Door
 - Door Casing Total Ln. Ft.: 111' 6" Ln. Ft.
 - Baseboard Total Ln. Ft.: 400 Ln. Ft.
 - Total # of Cabinets: 14 Total, 8 Upper, 5 Base, 1 Tower
 - Vapor Barrier on Walls Total Ln. Ft.: 0 Ln. Ft.
 - Flooring to be replaced Total Ln. Ft.: 1293 Sq. Ft. Carpet: 280 Sq. Ft. Tile: 20 Sq. Ft. Linoleum
 - Backer Board Total Sq. Ft.: 271 Sq. Ft. Flooring
 - Wall Tile Total Sq. Ft.: 34.75 Sq. Ft. Sm. Bath
 - Vanities 1 Single @ 29 3/4", 1 Dual @ 86"
 - Countertops in Kitchen Total Sq. Ft.: 26 Sq. Ft.
 - Countertops Vanity Total Sq. Ft.: 17 3/4 Sq. Ft.
 - Shower Wall Surround Total Sq. Ft.: 34 3/4 Sq. Ft. Sm. Bath, 6" W X 58 1/2" L, Curb Cap Sm. Bath
 - Vapor Barrier in Crawlspace Total Sq. Ft.: 1600 Sq. Ft.
 - Floor Joist Insulation Total Sq. Ft.: 1600 Sq. Ft.
 - Drywall in Garage Total Sq. Ft.: 528 Sq. Ft., 186 Sq. Ft. Fire Block Between Units
 - Drywall Patches less than 1 Sq. Ft.: 60
 - Master Bath Glass
 - Drywall Patches (Large) Total Sq. Ft.: 1
 - Drywall Cracks Total Ln. Ft.: 30 Ln. Ft.
 - Lanai Screen Replacement: 32" X 25"
 - Lanai Perlin Replacement
 - Deck Repairs: 0
- Sliding Glass Doors: 1 @ 8' 2 Panel, 1 @ 5' 2 Panel
- Platform Needed for Water Heater in Garage

Homeowner Meeting: N/A

- Neighbor in 17621 Marco Curious Who Holds Responsibility for Fire Block Drywall Between Units?



Scope of Work
Address: 17633 Marco Island Ln.
Date Walked: 02/01/2023

Water Damage

Wind Damage

- Electrical Hot Check: IP
- Plumbing Repairs & Pressure Check: IP
- Sub-Floor Replacement: 21.5 Sq. Ft. Master Bed S.W. Corner at Slider
- Flood Cuts Total Ln. Ft.: 367 Ln. Ft. @ 2' H
- Insulation in Walls Total Ln. Ft.: 144 Ln. Ft. @ 16" Studs
- Doors to Replace: 1 @ 60" French Door, 1 @ 30" RH Inswing
- Door Casing Total Ln. Ft.: 481 Ln. Ft.
- Baseboard Total Ln. Ft.: 321 Ln. Ft.
- Total # of Cabinets: 16 Pcs
- Vapor Barrier on Walls Total Ln. Ft.: 36 Ln. Ft.
- Flooring to be replaced Total Ln. Ft.: 1453 Sq. Ft. Tile
- Backer Board Total Sq. Ft.: 1453 Sq. Ft. Flooring, 97 Sq. Ft. Master Shower
- Wall Tile Total Sq. Ft. Other: 0
- Vanities: 1 Single @ 36", 1 Single @ 57.5", 1 @ 61"
- Countertops in Kitchen Total Sq. Ft.: 51 ¼ Sq. Ft. Countertop, 26 Sq. Ft. Bar Top
- Countertops Vanity Total Sq. Ft.: 24 ½ Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 97 Sq. Ft. Master Surround, 36 Sq. Ft. Shower Pan Master
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1506 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1506 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 215 Sq. Ft. Has Been Hung and Needs to be Fire Taped
- Drywall Patches less than 1 Sq. Ft.: 5
- Master Bath Glass: 59" X 72"
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 4 Ln. Ft.
- Lanai Screen Replacement: 0
- Lanai Perlin Replacement: 0
- Deck Repairs: 0
- Wet Ceiling Drywall: 6 Sq. Ft. in Master Bath has Water Damage (Possible roof Damage)
- Sliding Glass Doors: 3 @ 6' 2 Pane, 1 @ 8' 2 Pane

Homeowner Meeting: 01/23/2023

- Replacement of Kitchen Cabinets
- 24" X 24" Ceramic Tile Throughout Unit Except Master Bath (Customer Choices to be Provided)
- Louvered Closet Doors
- All Windows to be Replaced (Owner States 3 Windows were Damaged by Serve Pro)
- Marble Sills
- Granite Countertops in Kitchen
- Granite Countertops on Vanities
- Master Shower Wall Tile to Remain the Same
- Master Shower Floor Tile to Change
- Appliances Stay
- Sink and Garbage Disposal Replaced
- 3 ½" Trim Throughout Unit (Sample in Unit)



- Crown Molding Under Bar Top
- Wall Color to be Matched
- Kitchen backsplash to Stay



Scope of Work: Pegasus Bathroom Addition
Address: 8840 Terrene Ct. # 102
Date Walked: 01/30/2023

- Remove Drywall on North & West Walls to Move Plumbing
- Remove Old Vinyl Snap Lock Flooring
- Tee into Hot & Cold-Water Existing Lines for Shower & Vanity
- Cut Concrete to Move Sewer Line for Toilet & to Route Shower Drain
- Removal of Drywall Behind Shower Stall & Replace with Duralock
- Patch Concrete Over New Drain Lines
- Build Shower Curb
- Build/Install Shower Pan (Concrete or Fiberglass) 38" X 38" Neo Style
- Move Outlet from Behind Vanity to New Location Above Vanity
- Add GFCI Circuit Protection
- Remove/Move Cat 5 Connection? (Behind Vanity)
- Addition of Exhaust Fan
- Flooring ~ 61.25 Sq. Ft (Tile or Vinyl?)
- Shower Surround (Tile or?)
- Single Vanity @ 36"
- Re-paint Bathroom

Renee Sloan

From: Jason Spears <fabrightcolorado@gmail.com>
Sent: Wednesday, February 1, 2023 12:53 PM
To: Joe DiRienzi Sr.; Renee Sloan
Subject: Scope of work
Attachments: Scope of Work 17623 Marco.docx; Scope of Work 17633 Marco.docx; Scope of Work 17653 Captiva Island Ln..docx; Scope of Work Pegasus Bathroom Addition.docx

Joe, I have scopes of work attached for the following units. 17623 Marco, 17633 Marco, 17653 Captiva, and the Pegasus Bathroom Addition. If you have any questions let me know.

Thanks,
Jason Spears

Sent from [Mail](#) for Windows

Scope of Work
Address: 17631 Captiva Island Ln.
Date Walked: 02/02/2023

Water Damage

Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 0
- Flood Cuts Total Ln. Ft.: 328 Ln. Ft. @ 26", 31 Ln. Ft. @ 8' 3", 10-33 Ln. Ft. @ 7' 2", 14' @ 11' 8"
- Insulation in Walls Total Ln. Ft.: 47 Ln. Ft.
- Doors to Replace: 2 @ 32" RH IS, 2 @ 30" Pocket, 1 @ 3" Pocket, 1 @ 48" French Door Needs Rehung, 1 @ 30" RH IS Door & Jamb, 1 @ 18" Bi-Fold, 1 @ 30" RH OS, 1 @ 60" Double Bi-Fold
- Door Casing Total Ln. Ft.: 361 Ln. Ft.
- Baseboard Total Ln. Ft.: 348 Ln. Ft.
- Total # of Cabinets: 4 Uppers, ? Base
- Kitchen Cabinets Ln. Ft.: 11 Ln. Ft. Uppers, 12 Ln. Ft. Base
- Vapor Barrier on Walls Total Ln. Ft.: 137' 6"
- Flooring to be replaced Total Sq. Ft.: 1208 Sq. Ft. Tile
- Backer Board Total Sq. Ft.: 1208 Sq. Ft. Flooring, 61.5 Sq. Ft. Master Shower Surround
- Wall Tile Total Sq. Ft.: 0
- Vanities: 1 Single @ 48", 1 Dual @ 71 1/2"
- Countertops in Kitchen Total Sq. Ft.: 28 Sq. Ft.
- Countertops Vanity Total Sq. Ft.: 18.25 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 32" X 47" Curbed Walk in Shower Needs Shower Pan (height of Surround TBD)
- Tub Surround Total Sq. Ft.: 30" X 60" Alcove Tub (Height of Tile TBD)
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1326.25 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1326.25 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 115.5 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 3
- Master Bath Glass: ?
- Wallpaper: 90 Sq. Ft. Sm. Bath, 161 Sq. Ft.
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 92 Ln. Ft.
- Lanai Screen Replacement: 0
- Lanai Perlin Replacement: 0
- Deck Repairs: 0
- Sliding Glass Doors: 1 @ 11' 9" 3 Panel, 1 @ 72" 2 Panel

Homeowner Meeting:

Scope of Work
Address: 17620 Captiva Island Ln.
Date Walked: 02/01/2023

Water Damage
Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check: IP
- Sub-Floor Replacement: 6 Sq. Ft. Sm. Bath & Linen Closet
- Flood Cuts Total Ln. Ft.: 169' 2" Ln. Ft. @ 2', 125' @ 4'
- Insulation in Walls Total Ln. Ft.: 64 Ln. Ft.
- Doors to Replace: 2 Pocket @ 32", 2 @ 32" RH IS, 1 @ 30" LH IS, 1 @ 28" RH IS, 1 @ 60" Double Bi-Fold, 1 @ 72" Double Bi-Fold, 1 @ 28" Single Bi-Fold
- Door Casing Total Ln. Ft.: 239 Ln. Ft.
- Baseboard Total Ln. Ft.: 274 Ln. Ft.
- Total # of Cabinets: 8-9 Pcs
- Kitchen Cabinets Ln. Ft.: 11' 6" Base, 11' 6" Uppers
- Vapor Barrier on Walls Total Ln. Ft.: 99 Ln. Ft.
- Flooring to be replaced Total Ln. Ft.: 1190 Sq. Ft., 458 Sq. Ft. Carpet, 732 Sq. Ft. Tile
- Backer Board Total Sq. Ft.: 63 Sq. Ft. Master Bath Surround, 732 Sq. Ft. Flooring
- Wall Tile Total Sq. Ft.: 0
- Vanities: 1 Dual @ 72", 1 Single @ 36"
- Countertops in Kitchen Total Sq. Ft.: 23 Sq. Ft. Countertops, 4.5 Sq. Ft. Bat Top
- Countertops Vanity Total Sq. Ft.: 16.5 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 65 Sq. Ft. Master Bath
- Tub Surround: 0 Sq. Ft.
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1503 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1503 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 120 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 6
- Wallpaper: 150 Sq. Ft. Master Bath, 70 Sq. Ft. Sm. Bath
- Drywall Patches (Large) Total Sq. Ft.: 8
- Drywall Cracks Total Ln. Ft.: 70 Ln. Ft.
- Lanai Screen Replacement: 0
- Lanai Perlin Replacement: 0
- Deck Repairs: 2 Stair Tread & 1 Riser Front Entry Steps
- Sliding Glass Doors: 1 @ 105 1/2" 3 Panel, 1 @ 72" 2 Panel
- **Decontamination Necessary**
- 2" X 6" @ 18" L Needs Replaced Between Bathrooms
- Dish Washer not Found

Homeowner Meeting:

Scope of Work
Address: 17642 Captiva Island Ln.
Date Walked: 02/03/2023

Water Damage

Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 0
- Flood Cuts Total Ln. Ft.: 280' 10" @ 2", 18' 2" @ 26", 10' 10" @ 3", 2' 3" @ 3' 3"
- Insulation in Walls Total Ln. Ft.: 7' @ 16" Stud Spacing, 15' @ 16" Stud Spacing (1 1/2" Thick)
- Doors to Replace: 1 @ 32" Pocket, 1 @ 30" Pocket, 1 @ 30" RH IS, 1 @ 28" LH IS, 23" Bi-Fold, 32" Bi-Fold, 20" Bi-Fold, 1 @ 32" RH IS, New Jamb Needed for Master Pocket Door, (All Door Jamb Were Cut to Fit Floor Tile in Past Unit Currently Had Vinyl Plank), New Jamb Needed for Linen Closet 5" W
- Door Casing Total Ln. Ft.: 273 Ln. Ft.
- Baseboard Total Ln. Ft.: 313 Ln. Ft.
- Total # of Cabinets: 13 Pcs., 6 Upper, 7 Base
- Kitchen Cabinets Ln. Ft.: 16' 5 1/2" Ln. Ft. Upper, 17 Ln. Ft. Base (All Cabs and Island Currently Installed)
- Vapor Barrier on Walls Total Ln. Ft.: 117 Ln. Ft.
- Flooring to be replaced Total Ln. Ft.: 954 Sq. Ft. Vinyl Plank, 319 Sq. Ft. Carpet
- Backer Board Total Sq. Ft.: 0 Unless Shower Needs to be Removed
- Wall Tile Total Sq. Ft.: 22.35 Sq. Ft. Tile Backsplash in Kitchen is Still Up
- Vanities: 1 Single @ 48", (Master Bath) 1 Single @ 48" With 18" W X 81 1/2" H Tower (Both are Still Installed)
- Countertops in Kitchen Total Sq. Ft.: 24.68 Sq. Ft. Countertop, 25.4 Sq. Ft. Island
- Countertops Vanity Total Sq. Ft.: 16 Sq. Ft. With 4" Backsplash (Granite)
- Shower Wall Surround Total Sq. Ft.: 0 Shower Surround Still Intact
- Tub Surround Total Sq. Ft.: 18.5" Bullnose @ 2" X 6" White Ceramic Needs Replaced
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1332 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1332 Sq. Ft.
- Drywall in Garage Total Sq. Ft.: 162.25 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 3
- Missing Sills: 1 @ 18" W (Dining Area), 1 @ 36" (Bed 1)
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 44 Ln. Ft.
- Lanal Screen Replacement: 32" X 42" Screen Replacement
- Lanal Damage: 18' of Cracks in Ceiling of Lanal
- Deck Repairs: 0
- Sliding Glass Doors: 1 @ 72" 2 Panel, 1 @ 11' 9 1/2" 3 Panel

Homeowner Meeting:



Scope of Work
Address: 17643 Captiva Island Ln.
Date Walked: 02/06/2023

Water Damage

Wind Damage

- Electrical Hot Check:
- Plumbing Repairs & Pressure Check:
- Sub-Floor Replacement: 30 Sq. Ft. (Master Bath), 139 Sq. Ft. Overlay in Bed 1/Office to be Removed
- Flood Cuts Total Ln. Ft.: 322 Ln. Ft. @ 2", 16.5 Ln. Ft. @ 3" 6", 18 Ln. Ft. @ 4", 29' 8" Ln. Ft. @ 3" 8' 4" Ln. Ft. @ 9' 3"
- Insulation in Walls Total Ln. Ft.: 348 Ln. Ft. @ 16" Stud Spacing
- Doors to Replace: 1 @ 28" LH IS, 30" Bi-Fold, 1 @ 28" Pocket, 2 @ 60" Double Bi-Fold, 1 @ 48" Double Bi-Fold
- Door Casing Total Ln. Ft.: 200' 6"
- Baseboard Total Ln. Ft.: 292 Ln. Ft.
- Total # of Cabinets: 7
- Kitchen Cabinets Ln. Ft.: 19' 6" Uppers, 18 Base
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 1519 Sq. Ft. Total, 952 Sq. Ft. Tile, 427 Sq. Ft. Carpet, 140 Sq. Ft. Linoleum
- Backer Board Total Sq. Ft.: 952 Sq. Ft. Flooring
- Wall Tile Total Sq. Ft.: 27 Sq. Ft. Backsplash Kitchen?
- Vanities: 1 Single @ 36", 1 Dual @ 98 1/2"
- Countertops in Kitchen Total Sq. Ft.: 38.25 Sq. Ft. Countertop, 12.75 Sq. Ft. Bar Top
- Countertops Vanity Total Sq. Ft.: 21 Sq. Ft.
- Shower Wall Surround Total Sq. Ft.: 76 Sq. Ft. Surround, 13.5 Sq. Ft. Pan
- Tub Surround Total Sq. Ft.: 7.5 Sq. Ft. (Repair), 32 Sq. Ft. Total (Master Tub)
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1598 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1598 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 491.5 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 0
- Master Bath Glass
- Drywall Patches (Large) Total Sq. Ft.: 4
- Drywall Cracks Total Ln. Ft.: 55 Ln. Ft.
- Lanai Screen Replacement: 0
- Lanai Perlin Replacement: 0
- Deck Repairs: 3' 5" X 4' Landing Front Entry
- A/C Platform: A/C Platform was Ripped Off of House, A/C is Laid on its Side Next to House With all Connections (Power, Line Set) Still Attached
- Sliding Glass Doors: 1 @ 96", 1 @ 60"
- Appliances: No Range, Washing Machine, or Dryer Found in Unit

Homeowner Meeting:

Scope of Work
Address: 17651 Marco Island Ln.
Date Walked: 02/07/2023

Water Damage

Wind Damage

- Electrical Hot Check: No
- Plumbing Repairs & Pressure Check: House to be Re-Plumbed
- Sub-Floor Replacement: 0
- Flood Cuts Total Ln. Ft.: 285' 9" @ 2", 37' 4" @ 3' 4", 27' 10" @ 2' 10", 16' 5" @ 11"
- Insulation in Walls Total Ln. Ft.: 402 Ln. Ft. @ 16" Stud Spacing, 24 Ln. Ft. @ 24" Stud Spacing
- Doors to Replace: 1 @ 30" Pocket, 1 @ 24" Pocket, 30" RH IS, 30" Single Bi-Fold
- Door Casing Total Ln. Ft.: 306.25 Ln. Ft.
- Baseboard Total Ln. Ft.: 290 Ln. Ft.
- Total # of Cabinets: 16 Pcs., 7 Uppers, 9 Base
- Kitchen Cabinets Ln. Ft.: 18' Uppers, 16' 6" Base, 6' 6" Island, 6' 6" Bar (In Corner of Livingroom)
- Vapor Barrier on Walls Total Ln. Ft.: 0
- Flooring to be replaced Total Ln. Ft.: 1412 Sq. Ft., 125 Sq. Ft. Tile, 1287 Sq. Ft. Vinyl Plank
- Backer Board Total Sq. Ft.: 73 Sq. Ft. Master Shower, 73.5 Sq. Ft. Sm. Bath Shower
- Wall Tile Total Sq. Ft.: ?
- Vanities: 1 Single @ 36", Master TBD
- Countertops in Kitchen Total Sq. Ft.: 40 Sq. Ft. Countertops, ~ 26 Sq. Ft. Island (Exact TBD), 11 Sq. Ft. Bar Top
- Countertops Vanity Total Sq. Ft.: TBD
- Shower Wall Surround Total Sq. Ft.: 73 Sq. Ft. Master Shower, 73.5 Sq. Ft. Sm. Bath Shower
- Tub Surround Total Sq. Ft.: TBD Depending on Jetted Tub Choice
- Vapor Barrier in Crawlspace Total Sq. Ft.: 1473 Sq. Ft.
- Floor Joist Insulation Total Sq. Ft.: 1473 Sq. Ft.
- Drywall In Garage Total Sq. Ft.: 583 Sq. Ft.
- Drywall Patches less than 1 Sq. Ft.: 10
- Master Bath Glass
- Wallpaper: All Wallpaper to be Removed
- Drywall Patches (Large) Total Sq. Ft.: 0
- Drywall Cracks Total Ln. Ft.: 16 Ln. Ft.
- Lanai Screen Replacement: All
- Lanai Perlin Replacement: 11' 10" X 35' 11" Needs Rebuilt
- Deck Repairs: Stairs Leading to Back Deck were Lifted and Now Lean in Toward Deck Significantly
- Roof Leak Needs Addressed
- Sliding Glass Doors: 1 @ 8' 1", 3 @ 6' 1"
- Doors/Jambs in Master Bed/Bath to be Removed and 7' Tall Doors Installed

Homeowner Meeting:



Date: 1/20/2023

To: Island Park 5.2 Association

From: Elias Brothers Group/ Joe DiRienzi

Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

The following information corresponds with the attached spreadsheet:

- Spreadsheet provided shows present status and schedule through the next few weeks. Joe Sr. to discuss this in detail and field questions. EBG means and methods within an evolving constantly changing schedule. Any Contractors means and methods are not always an "exact to the minute process as it has been indicated as an expectation from some. Joe Sr. to explain.
In other words, it is very difficult to assign specific dates and stay to those dates when they will have to move resources around due to different factors
- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
Some work has been done on 17601 Captiva but was halted before painting and flooring installation due to lack of permit from Lee County – see note below
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
This meeting has been moved to Wednesday due to EBC scheduling conflicts. Ring Central meeting to be set up by EBC.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details. Joe Sr. requested V.2. acting board president (Roudebush) to attempt to find original blue prints of 17633 Captiva and if possible, specifically the manufacturer's blue print design for the rafters of this building. Roudebush indicated if IPV had any blue prints they most likely were stored in the storage room at the clubhouse, which was practically destroyed in the flood. Roudebush will contact the MB president to see if there are blueprints for 17633 Captiva.
- Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
EBC has been checking the status of the permit application often. No action has been taken by Lee County to process and issue permits for V.2. Work was halted on 17601 Captiva because of concern for the permit not being issued. When EBC submitted the applications for permits the website said it would take 7-10 business days to process. EBC is hopeful LC-CDC process and issues the permits soon. Not issuing the permits prohibits EBC from completing work for the units.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
EBC was questioned about this work and still needs further information to assure this work will be covered under the flood insurance. A follow up with

EBC to specifically discuss this issue will be conducted Monday 1-23-23. Also to be discussed will be potential issues with EBC Xactimate estimates.

- EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.

If you have not been contacted you should be soon, within the next 7-10 days.

- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.

Joe Jr. and Roudebush will meet Monday morning to determine the exact location of the dumpster on V.2. property. Joe DeRienzi Sr. designated his son Joe Jr. as point-of-contact for all questions/requests from this group.

- Both parties HOA/EBG to keep minutes of these meetings.

Agreed

- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

EBC was requested to send out and updated version of the spreadsheet (below) on the off-meeting Fridays with first update due 1-27-23.

Teleconference after 2-3-23 will be 2-17-23, with updated spreadsheet 2-10-23.

Island Park 5.2

10-58-1-2023

Captiva Island Ln.														
Unit#	Priority#	Plumbing completed			Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP			IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	ROOF	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP			IP									
17654		IP		no	IP									

Marco Island Ln.														
Unit#	Priority#	Plumbing completed			Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP			Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		*****	Yes									
17633		IP		no	IP									
17633		IP		no	IP									
17641	S	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17653		IP		no	IP									



Date: 1/20/2023
To: Island Park 5.2 Association
From: Elias Brothers Group / Joe DiRienzi
Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

The following information corresponds with the attached spreadsheet:

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- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
- Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
- EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.
- Both parties HOA/EBG to keep minutes of these meetings.
- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	ROOF	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

ISLAND PARK - #001200



Date: 1/20/2023
To: Island Park 5.2 Association
From: Elias Brothers Group / Joe DiRienzi
Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

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- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
- Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
- EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.
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- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	ROOF	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

ISLAND PARK - #001202

Renee Sloan

From: Renee Sloan
Sent: Friday, January 20, 2023 3:59 PM
To: rodney.salyers@truteam.com
Cc: Joe DiRienzi Sr.; Brandon Leonard; Joe DiRienzi Jr.; Roni Elias; Rami Yitzhak; Robyn Alice; Stacey Arendt
Subject: Island Park 5.2 floor plans and addressing - Elias Brother Group
Attachments: Island Park V.2 units for permitting 1.9.23.pdf; Survey plans 5.2.pdf; Useppa II Model.pdf; Useppa III Model.pdf; Boca Grande II Model.pdf; Boca Grande III Model.pdf; Cayman Model.pdf

Tracking:	Recipient	Delivery	Read
	rodney.salyers@truteam.com		
	Joe DiRienzi Sr.	Delivered: 1/20/2023 4:01 PM	
	Brandon Leonard	Delivered: 1/20/2023 4:00 PM	
	Joe DiRienzi Jr.	Delivered: 1/20/2023 4:01 PM	
	Roni Elias	Delivered: 1/20/2023 4:01 PM	
	Rami Yitzhak	Delivered: 1/20/2023 4:01 PM	
	Robyn Alice	Delivered: 1/20/2023 4:01 PM	Read: 1/20/2023 4:01 PM
	Stacey Arendt		

Good afternoon Rodney,

Please see the attached files requested to provide quote a for R-30 insulation with a 10 mil vapor barrier with vapor barrier taped at seams for all crawl spaces and alternate quote for spray foam that equals the R-30 insulation. Joe is asking what is your lead time to get started on the homes once your quote has been signed.

Have a great weekend,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Date: 1/20/2023
To: Island Park 5.2 Association
From: Elias Brothers Group / Joe DiRienzi
Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

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Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.	
17600	2	Yes	no	Yes	Yes	TBD	no permit	see note	TBD			
17601	1	Yes Verified	no	Yes Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes	no	Yes	Yes	TBD	no permit	see note	TBD			
17603		IP	no	Yes								
17610		IP	no	IP								
17611	8	Yes has resident	no	IP								
17612		IP	no	IP								
17613	9	Yes	no	Yes	1/20/2023	TBD	no permit	see note	TBD			
17620		IP	no	IP								
17621	10	IP	Yes	IP								
17622		IP	no	IP								
17623		IP	no	IP								
17630		IP	no	IP								
17631		Yes	no	IP								
17632		IP	no	Yes								
17633	ROOF	IP	no	IP								
17640		IP	no	IP								
17641	7	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD			
17642		Yes	no	IP								
17643		IP	no	Yes								
17651		IP	no	IP								
17653	11	IP	Yes	IP								
17654		IP	no	IP								

Marco Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors	Trim	Cabinets
17601	4	IP	Yes	Yes							
17603		IP	no	IP							
17611		IP	no	IP							
17613		IP	no	IP							
17621		IP	no	IP							
17623	12	IP	Yes	Yes							
17631		IP	no	IP							
17633		IP	no	IP							
17641	5	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17643	6	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17651		IP	no	IP							

Island Park 5.2

Updated 1.27.23

Island Park 5.2																
Captiva Island Ln.																
Insurance Cap	Flood Elev	Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
		17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
		17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
		17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
		17603		Yes		no	Yes									
		17611	8	Yes has resident		no	IP									
		17613	9	Yes		no	Yes		Partially	TBD	no permit	see note	TBD			
		17620		IP		no	IP									
		17621	10	IP		Yes	IP									
		17630		IP		no	IP									
		17631		Yes		no	IP									
		17632		IP		no	Yes									
		17633	ROOF	IP		no	IP									
		17641	7	Yes has resident		no	Yes		Yes	TBD	no permit	see note	TBD			
		17642		Yes		no	IP									
		17643		IP		no	Yes									
		17653	11	IP		Yes	IP									
Marco Island Ln.																
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets		
17601	4	IP		Yes	Yes											
17623	12	IP		Yes	Yes											
17633		IP		no	IP											
17641	5	Yes has resident		no	Yes		Yes	TBD	no permit	see note	TBD					
17643	6	Yes has resident		no	Yes		Yes	TBD	no permit	see note	TBD					

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	2/13/2023	2/16/2023		TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified									
17611	8	Yes		no	pending		10-Feb			2/13-2/17					
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	in progress				
17620		Yes		no	pending										
17631		Yes	Verified	no	pending										
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes		Yes	pending										
Marco Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	2/13-2/17					
17623	12	Yes needs water heater deck		Yes	Yes			this will hold until approved by adjuster							
17633		Yes		no	pending										
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	YES	in progress				
17651		pending	repairs pending	Yes	yes	verified	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. Is the owner doing this ?

Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag. We will provide a copy forthcoming. It is not storm related this will be extra to repair if requested. Extra will include engineering fees.

Engineer an hour ago has provided a very preliminary report on the roof repair. In order to move forward with details he needs to be bput under contract by EBC.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week

As of today ebc requests all information communication, question, etc be funneled through only Rick and one other board member. It has become unmanagable for ebc to deal with individual owners calls, emails, texts. please advise whom other than Rick is the secondary point of contact.

Ebc requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of rus to update and make notes on this weekly provided updates every Friday.

Island Park 5.2

Updated 2.17.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	2/13/2023	2/21/2023		TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	22-Feb	on	22-Feb	week of 2/20					
17611	8	Yes		no	yes	Verified	10-Feb	yes		18-Feb	in progress				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	yes				
17620		Yes	Verified	no	yes	Verified	21-Feb	on	21-Feb	week of 2/20					
17631	HOLD	Yes	Verified	no	yes	Verified		on							
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes		Yes	pending										

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	18-Feb	in progress				
17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
17633		Yes		no	pending										
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	YES	yes				
17651		pending	repairs pending	Yes	yes	verified	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. EBC we will provide quote for re-pipe early next week
 17653 Captiva EBC provided quote for re-pipe and letter as requested was sent on 2/15 this week and has not been responded to.
 Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag and it is not storm related this will be extra for EBC to repair if requested. Extra will include engineering fees. Homeowner performing work by others.
 Engineer an hour ago has provided a very preliminary report on the roof repair. In order to move forward with details he needs to be put under contract by EBC. PENDING DIRECTION TO PROCEED.
 We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week
 As of today ebc requests all information communication, question, etc be funneled through only Rick and one other board member. It has become unmanageable for ebc to deal with individual owners calls, emails, texts. please advise whom other than Rick is the secondary point of contact.
 Ebc requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.
 17631 CAPTIVA owner teresa was email requestin phone # and tim to call her to answer questions. Email not reponded to home stocks insulation drywall on Monday 2/20/23 as noted above.
 As shown above shaded in light beige 17631 Captiva - 17620 Captiva & 17621 Captiva all will be stocked with insulation and d/w and prepped and will be started next week.

Island Park 5.2

Updated 2.24.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	In Progress	week of 2/27	bathrooms week 3/6
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	week of 2/27					
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes		Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes		Yes	week of 2/27					
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending										

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified				this will hold until approved by adjuster					
17633		Yes	Verified	no	Yes	Verified	week of 2/27	Yes	Verified	week of 2/27					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs repipe to code. EBG we will provide quote for re-pipe early next week. Still waiting on plumbers quote

17653 Captiva EBG provided quote for re-pipe and letter as requested was sent on 2/15 this week and has not been responded to.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

17631 CAPTIVA owner Teresa was email requesting phone # and Tim to call her to answer questions. Email not responded to home stocks insulation drywall on Monday 2/20/23 as noted above. Met yesterday, meeting went well, work needs to be completed prior to drywall and insulation.

As shown above shaded in light beige 17603 Captiva - 17620 Captiva - 17633 Captiva all will be stocked with insulation and d/w and prepped and will be started next week.

starting next week Monday we will be reverting to our estimating format house by house due to scopes varying drastically in each home

EBG had a phone conference yesterday will Jim Cillo and he was provided a timeline for his house through completion

Island Park 5.2

Updated 3.3.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	In progress	bathrooms week 3/6
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending										

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	4-Mar				
17633		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs repipe to code. \$7,650 quote forthcoming for re-pipe.

17653 Captiva EBG provided quote for re-pipe.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco and 17623 Marco are all recently, additionally insulated, drywalled and finish textured as of 3/4 tomorrow.

Jim Cillo was provided a timeline for his house through completion, he is currently in the painting phase. Vanities are being installed today

Island Park 5.2

Updated 3.10.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	bathrooms completed week 3/6
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending		Yes	Yes							

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	13-Mar				
17633		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs repipe to code. \$7,692 quote being sent today for re-pipe to Rick and Jennifer to be shared with owner for approval

17653 Captiva EBG provided quote for re-pipe on 2/15, still pending for \$15,334.

17600 Captiva was re-piped and a quote for \$7,559 is being sent to Rick and Jennifer today and invoice forthcoming

17601 Marco was re-piped and a quote for \$10,692 is being sent to Rick and Jennifer today and invoice forthcoming.

17623 Marco was re-piped and a quote for \$7,442 is being sent to Rick and Jennifer today and invoice forthcoming.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco all recently, additionally insulated, drywalled and finish textured

17623 Marco is insulated and drywalled and will be textured by Monday the 13th.

Jim Cillo was provided a timeline for his house through completion, His painting is completed, his vanities are installed and tops being templated Monday. Fabrication and installation is 7-10 days from template. Kitchen is pending

Permit packets are being prepared to be resubmitted as a result of last Fridays meeting with the building department as discussed.

Island Park 5.2

Updated 3.14.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601 - Cillo	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	bathrooms completed week 3/6
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631 - Rourmie	HOLD	Yes	Verified	no	Yes	Verified									
17632 - McCann	HOLD	pending		no	Yes	Verified									
17633 - Reis	ROOF	pending		no	in progress										
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642 - Cooper		Yes	Verified	no	pending										
17643 - Calcagno		Yes	Water Heater	no	Yes										
17653 - Popoli	11	Yes	pending	Yes	pending		Yes	Yes							

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623 - Minnis	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	13-Mar				
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs repipe to code. \$7,692 quote being sent today for re-pipe to Rick and Jennifer to be shared with owner for approval

17653 Captiva EBG provided quote for re-pipe on 2/15, still pending for \$15,334.

17600 Captiva was re-piped and a quote for \$7,559 is being sent to Rick and Jennifer today and invoice forthcoming

17601 Marco was re-piped and a quote for \$10,692 is being sent to Rick and Jennifer today and invoice forthcoming

17623 Marco was re-piped and a quote for \$7,442 is being sent to Rick and Jennifer today and invoice forthcoming

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco all recently, additionally insulated, drywalled and finish textured

17623 Marco is insulated and drywalled and will be textured by Monday the 13th.

Jim Cillo was provided a timeline for his house through completion, His painting is completed, his vanities are installed and tops being templated Monday. Fabrication and installation is 7-10 days from template. Kitchen is pending

Permit packets are being prepared to be resubmitted as a result of last Fridays meeting with the building department as discussed.

Island Park 5.2

Updated 3.17.23

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601 - Cillio	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	asap by end of March.
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified			pulled out not pulling permit or priving Xactimate						
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out not pulling permit or priving Xactimate						
17633 - Reis	ROOF	pending		no	in progress				pulled out not pulling permit or priving Xactimate						
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642 - Cooper		Yes	Verified	no	pending				pulled out not pulling permit or priving Xactimate						
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out not pulling permit or priving Xactimate						
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out not pulling permit or priving Xactimate						

Marco Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623 - Minnis/Castro	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

NOTES:

- *17651 Marco needs repipe to code. \$7,692 quote sent still pending.
- *17653 Captiva EBG provided quote for repipe \$15,344.00 sent still pending.
- *17600 Captiva was re-piped and a quote for repipe \$7,559 sent still pending.
- *17601 Marco was re-piped and a quote for repipe \$10,692 sent still pending.
- *17623 Marco was re-piped and a quote for repipe \$7,442 sent still pending.
- *17602 Captiva EBG provided quote for repipe for \$10,142.00 forthcoming.
- *We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming.
- *As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact.
- *EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.
- *Jim Cillo house 17601 Captiva is done except for only 2 bath tops and faucet sets and should be done 3/23/23-3/24/23. Kitchen and tops in kitchen are pending delivery and install asap.
- *Permit packets are prepared AND BEING RESUBMITTED as a result of the 3/3/23 Friday meeting with the building department REP as discussed. **NOTE AS OF 3/16/23 WITH OUR FURTHER CONVERSATION WITH THE COUNTY BLDG DEPT. REPRESENTATIVES WE DO NOT NEED A SIGNED AFFIDAVIT FROM THE OWNERS FOR THE FEMA REQUIRED PERMIT PACKETS GOING TO THE BUILDING DEPARTMENT.**

Island Park 5.2

Updated 3.31.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601 - Cillio	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	asap by end of March.
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified			pulled out not pulling permit or priving Xactimate						
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out not pulling permit or priving Xactimate						
17633 - Reis	ROOF	pending		no	in progress				pulled out not pulling permit or priving Xactimate						
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642 - Cooper		Yes	Verified	no	pending		Yes	Yes	Verified	Yes	Yes				
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out not pulling permit or priving Xactimate						
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out not pulling permit or priving Xactimate						

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623 - Minnis/Castro	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

NOTES:

- *17642 Captiva was insulated, drywall was hung and finished this week.
- *17651 Marco needs repipe to code. \$7,692 quote sent still pending.
- *17653 Captiva EBG provided quote for repipe \$15,344.00 sent still pending.
- *17600 Captiva was re-piped and a quote for repipe \$7,559 sent still pending.
- *17601 Marco was re-piped and a quote for repipe \$10,692 sent still pending.
- *17623 Marco was re-piped and a quote for repipe \$7,442 signed.
- *17602 Captiva EBG provided quote for repipe for \$10,142.00 sent still pending.
- *We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming.
- *As of today EBG requests all information communication, question, etc. be funneled through only Rita Angelini and one other board member as of today. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact.
- *EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.
- *Jim Cillo house 17601 Captiva is done except for the Kitchen they have been templated are pending delivery and install asap.
- *Permit packets are prepared AND HAVE BEEN RESUBMITTED as a result of the 3/3/23 Friday meeting with the building department REP as discussed. ALL ARE PENDING APPROVAL AS OF TODAY. NOTE AS OF 3/16/23 WITH OUR FURTHER CONVERSATION WITH THE COUNTY BLDG DEPT. REPRESENTATIVES WE DO NOT NEED A SIGNED AFFIDAVIT FROM THE OWNERS FOR THE FEMA REQUIRED PERMIT PACKETS GOING TO THE BUILDING DEPARTMENT
- EBC HAS PROVIDED 7 XACTIMATES TO THE HOA TO BE FORWARDED TO THE ADJUSTER (DOUG) FOR 17601-17603-17600-17602-17611-17613-17620 CAPTIVA LANE. ADDITIONAL XACTIMATES ARE BEING PREPARED AND WILL BE PROVIDED NEXT WEEK.



Bella Flooring LLC

Estimate No: 17601
Date: 01/20/2023
For: Demetre Vrynios
demetre@ebgcontracting.com
17601 Captiva Island Ln
Fort Myers, FL, 33908-6115
+1(720) 957-7051

Estimate
PO Box 560164
Miami, FL 33256
(443)454-1515
bellaflooring@gmail.com
Contractor License Number
17BS00648
Vendor #804328

Description	Quantity	Rate	Amount
1) Install nail down solid bamboo hardwood and underlayment padding.	1	\$3,825.00	\$3,825.00
2) Install and caulk new baseboards.	1	\$1,020.00	\$1,020.00
3) Install transitions.	1	\$75.00	\$75.00
4) Buy 15lb underlayment felt paper.	1	\$200.00	\$200.00
		Subtotal	\$5,120.00
		TAX 0%	\$0.00
		Total	\$5,120.00
		Total	\$5,120.00

Notes

Areas of installation include: Living room, bedrooms, office, and closets. Total: 1,700 sqft



Bella Flooring LLC

Estimate No: 17601
Date: 01/20/2023
For: Demetre Vrynios
demetre@ebgcontracting.com
17601 Captiva Island Ln
Fort Myers, FL, 33908-6115
+1(720) 957-7051

Estimate

PO Box 560164
Miami, FL 33256
(443)454-1515
bellafloorllc@gmail.com
Contractor License Number
17BS00648
Vendor #804328

Description	Quantity	Rate	Amount
1) Install nail down solid bamboo hardwood and underlayment padding.	1	\$3,825.00	\$3,825.00
2) Install and caulk new baseboards.	1	\$1,020.00	\$1,020.00
3) Install transitions.	1	\$75.00	\$75.00
4) Buy 15lb underlayment felt paper.	1	\$200.00	\$200.00

Subtotal \$5,120.00
TAX 0% \$0.00
Total \$5,120.00

Total \$5,120.00

Notes

Areas of installation include: Living room, bedrooms, office, and closets. Total: 1,700 sqft

ELIAS - #01119

Renee Sloan

Full Name: Demetre With all "s" Vrynios
Last Name: Vrynios
First Name: Demetre With all "s"

Business Address: 5021 Lee Hill Drive
Boulder, CO 80302
Home Address: 1212 Cherokee Drive
Tallahassee, FL 32301

Mobile: 17209577051

Email: dvrynios@gmail.com
Email Display As: Demetre With all "s" Vrynios (dvrynios@gmail.com)

Birthday: September 12, 1985

Renee Sloan

From: RingCentral <service@ringcentral.com>
Sent: Sunday, January 22, 2023 10:33 AM
To: Renee Sloan
Subject: New Text Message from (720) 957-7051 on 01/22/2023 10:33 AM
Attachments: 084C5.vcf

You don't often get email from service@ringcentral.com. [Learn why this is important](#)



Text Message

Dear Renee Sloan,

You have a new text message:

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To: Renee Sloan
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To reply using the [RingCentral app](#).

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ELIAS BROTHERS
GROUP

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<cali_bamboo_flooring_installation_guide.pdf>



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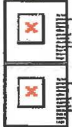
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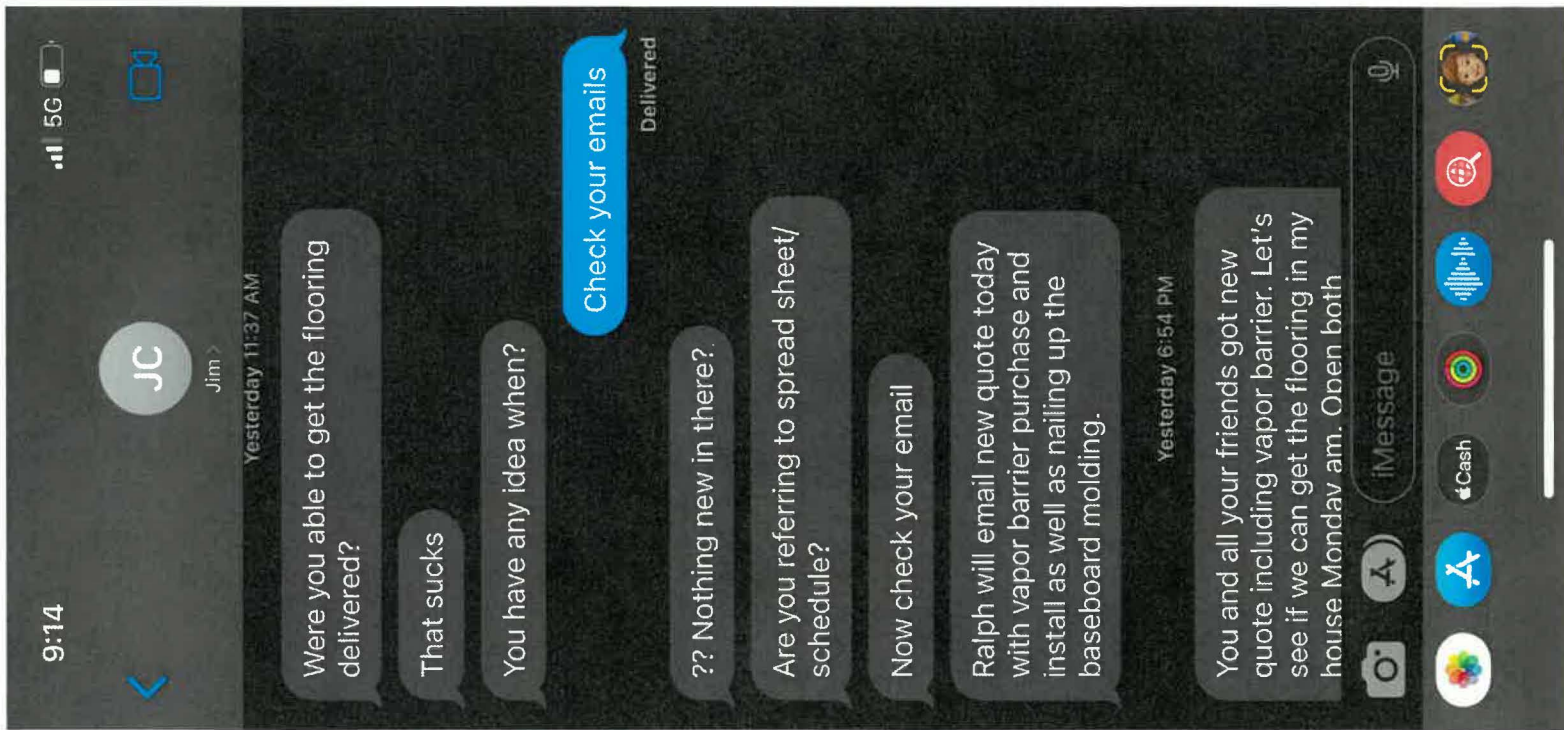
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<cali_bamboo_flooring_installation_guide.pdf>

Jim Cillo + Joe SR
T&T
1/22/23



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Sent: Sunday, January 22, 2023 9:24 AM
To: Joe DiRienzi Sr.
Cc: Joe DiRienzi Jr.; Renee Sloan
Subject: Re: Bamboo Installation Cillo residence Island Park
Attachments: Image.jpeg; Image.jpeg

Jr,

This Jim character is driving me up the wall about the Bamboo floor. He's adamant his unit's subfloor is two pieces stacked of 3/4in plywood. He tried to convince me of this for half an hour yesterday, and the more I think about it the more I think he's wrong. I've seen through the floor on many of these units and all of them are a single piece of 3/4in.

After speaking with Sr on Friday I wrote Jim, asking him to waive liability if EBG installs the floor in a way that is outside of the floor material specifications.

Since, Jim called me four times. He's sent over a new quote from his flooring guy that includes a vapor barrier install but denies the units subfloor thickness is out of specification. Basically, creating a childish scene in the same manner when we told him EBG couldn't Sheetrock the unit until the electrical was fixed.

I've attached the new quote from his floor installer, as well as Jims texts to me yesterday.

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Demetre

Is this Ricks original floor guy?

Acclimation time is 72hrs but humidity also needs to be between 40-50% which in order to hit that mark its likely the crawl space vapor barrier will need to be done before the bamboo floor.

We are going to find that out Monday I ordered humidistats and a moisture meter from Amazon that will arrive on Sunday.

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ELIAS BROTHERS
GROUP

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Bella Floor <bellafloorllc@gmail.com>
Sent: Friday, January 20, 2023 11:07 AM
To: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Subject: Flooring Installation Estimate #17601 to review | Bella Flooring LLC

Hello,

Thank you for giving me the opportunity to discuss your flooring needs. Attached you will find your estimate in PDF for the work provided by us. If you have any questions please call me at anytime.

Regards,
Ralph Santos
443-454-1515

Review estimate

Sent from Bella Flooring LLC iPhone



Bella Flooring LLC

Estimate No: .17601
Date: 01/20/2023
For: Demetre Vrynios
demetre@ebgcontracting.com
17601 Captiva Island Ln
Fort Myers, FL, 33908-6115
+1(720) 957-7051

Estimate

PO Box 560164
Miami, FL 33256
(443)454-1515
bellafloorllc@gmail.com
Contractor License Number
17BS00648
Vendor #804328

Description	Quantity	Rate	Amount
1) Install nail down solid bamboo hardwood and underlayment padding.	1	\$3,825.00	\$3,825.00
		Subtotal	\$3,825.00
		TAX 0%	\$0.00
		Total	\$3,825.00
		Total	\$3,825.00

Notes

Areas of installation include: Living room, bedrooms, office, and closets. Total: 1,700 sqft

No removals or installation of baseboards. Installers will assess subfloor conditions before installing flooring.

CALI[®] bamboo



CALI engineered bamboo Palm Canyon

Installation Guide

(888) 788-2254
CALIFloors.com

ELIAS - #01144

Engineered Bamboo Collection and Accessories
Page 3

P.A.C.E. and Pre-Installation: Floating Click-Lock
Pages 4 - 10

Installation Guide: Floating Click-Lock
Pages 11-15

Flooring System



Bamboo Wide Click
Plank Dims:
72-7/8" L x 5-5/16" W x 9/16" H



Wide T&G
Plank Dims:
72-7/8" L x 5-3/8" W x 5/8" H

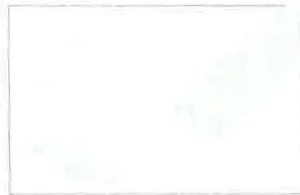


Wide+ T&G
Plank Dims:
72-7/8" L x 7-1/2" W x 5/8" H

Flooring Accessories



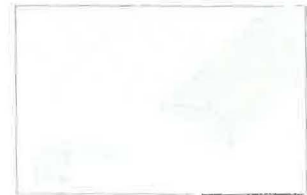
Quarter Round



9/16" Overlap Reducer



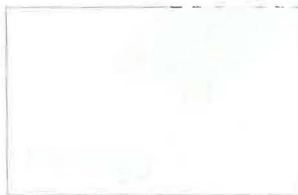
T-Molding



9/16" Threshold



**9/16" Overlap
Stair Nosing**



9/16" Stair Nosing



Stair Tread

FLOATING CLICK-LOCK INSTALL GUIDE

Floating Click-Lock Engineered Bamboo Installation

Before you begin installation, remember to P.A.C.E. yourself with the checklist below. Full installation instructions and maintenance guidelines can also be found online at www.CALIFloors.com

P A C E

PREPARE THE SUBFLOOR

P A C E

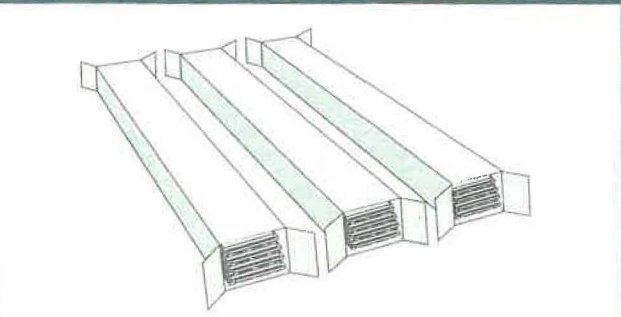
ACCLIMATE FLOORING



MOISTURE BARRIER

Use a Moisture Barrier on Concrete

Make sure the subfloor is flat, level, clean and free of debris. New concrete must be cured for at least 60 days. Test the subfloor moisture prior to installation and apply an appropriate moisture barrier. Cali Bamboo recommends Titebond® 531+ on concrete subfloors. Although, other moisture barriers are available.



Acclimate Your Engineered Flooring For 72 Hours


For Engineered flooring, lay boxes on the floor and only open box ends as shown above. Acclimate your floor as close to the installation area as possible, for 72 hours in normal living conditions.

P A C E

CONTROL ENVIRONMENT

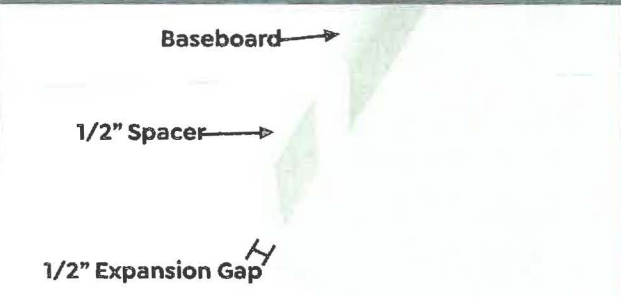
P A C E

EXPANSION GAPS



35-65% RH

Engineered flooring can be used in areas ranging from 35% to 65% relative humidity.



Baseboard

1/2" Spacer

1/2" Expansion Gap

Leave at least 1/2" expansion spaces between flooring and ALL vertical objects (walls, cabinets, pipes, etc.) Large flooring runs may require additional expansion space. For floating floors, use transition moldings between rooms and doorways 3ft. or less. Undercut door jambs and casings to provide adequate expansion space. Do not screw or nail cabinetry or other permanent fixtures to a floating floor.

Prepare Job Site, Acclimation, Control Subfloor Moisture, Environmental Conditions

Proper installation and maintenance are key elements in achieving best flooring results. It is the responsibility of the installer/owner to follow all guidelines provided by CALI for success. **Please read through this document completely, additional installation materials such as videos, illustrations and more can also be found at [www. CALIfloors.com](http://www.CALIfloors.com).**

Important Pre-Installation Notes

Note: Flooring not used for its intended purpose will not be covered under warranty.

The following information provided by CALI is intended to serve as a reference guide only. Please carefully read CALI's installation, maintenance and warranty documentation prior to installation. Follow the National Wood Flooring Association (NWFA) Installation Guidelines when installing your floor.

CALI offers in house technical support as a courtesy to our customers. Consult with one of our flooring experts to find answers to your specific installation questions unique to your application. Contact us by email: [customerservice@ CALIfloors.com](mailto:customerservice@CALIfloors.com); or by phone: 1(877) 237-2254 ext. 2.

- Determine the best installation method that suits your application. CALI floors may be Floated (not secured to the subfloor), Glued, or Nailed. Follow the instructions designated for the most suitable installation method for your project.
- Upon ordering of wood floor material consider adding an additional 8% to allow for cutting waste (5%) and grading allowance (3%).
- CALI flooring is manufactured in accordance with accepted industry standards, which permit manufacturing, grading and natural deficiencies not to exceed 5%. If more than 5% of the material is unusable, do not install the flooring. Immediately contact the distributor/retailer from which the flooring was purchased. No claim will be accepted for materials with visible defects once they are installed. Installation of any material serves as acceptance of the material delivered.
- Installer/Owner assumes all responsibility to inspect all flooring before installation. Boards deemed unacceptable in appearance can be placed in closets, near walls or simply not be used. Pieces with glaring defects that can be seen from a standing position should be cut off or not be used as use constitutes acceptance. The use of putty, filler sticks or markers to touch-up flooring during installation is considered normal practice.
- Because bamboo and eucalyptus are natural products, natural variations in color may occur within and between individual flooring planks. To visualize the range of colors within the flooring style you are considering, compare your samples to the photos on our web site. During installation, work from several cartons at a time to achieve a uniform appearance across the entire floor. Mix and mingle planks when dry laying the floor for maximum aesthetic appearance. Blend moldings to planks that have similar color. Natural variations in color are not covered under warranty.
- It is the responsibility of the installer/homeowner to determine if the job site conditions, environmental conditions and sub-floor are acceptable for the installation of CALI flooring. Prior to installation, the installer/owner must determine that the jobsite meets or exceeds all applicable National Wood Flooring Association's Installation Guidelines. CALI does NOT warrant against failure resulting from or connected with subfloor, job site damage, or environmental deficiencies after installation.
- CALI makes no warranty or guarantee of the quality of the chosen installer's work or of a particular installation performed by him or her. CALI disclaims all liability for any errors or improprieties in the installation of its products by an installer. Please contact the National Wood Flooring Association (800-422-4556) to find a certified installer in your area, or for more information on installation.
- **Controlling flooring moisture content is important for success. Bamboo and eucalyptus, like all hardwood flooring species, is hygroscopic; its size and shape changes naturally with the absorption or release of moisture. The amount of movement varies depending on the preventative steps taken at the time of installation (i.e. acclimation, moisture barrier application, etc.) and the stability home environment thereafter. Care should be taken to control fluctuating levels of moisture indoors.**
- As a general rule, with geographic exceptions, flooring will perform best when the interior environment is controlled to stay within a relative humidity range of 35-65%. It is the owner's responsibility to maintain indoor relative humidity within range of 35-65%. In some climates, the use of humidifier and/or de-humidifier may be necessary for this.



- Floor noise is normal and will vary from one installation type to the next. Occasional noise is due to structural movement and may relate to sub-floor type, flatness, deflection, and/or related to the fasteners, changes in environmental conditions, relative humidity and the amount of topside pressure applied to the flooring. For these reasons floor noise is not considered a product or manufacturer defect.
- CALI engineered flooring is intended for installation above, on or below grade. For optimal performance below grade, the glue down method is highly recommended.

Prior to Installation of CALI Flooring

Job Site Preparation

Prior to installation, it is the installer's responsibility to determine that the jobsite, environment and subfloor conditions all meet the requirements of the National Wood Flooring Association. Do not deliver flooring to jobsite until the building has been enclosed with windows and doors, all cement, plastering, and other "wet" work has been completed, and a consistent room temperature has been reached. Confirm proper drainage exists around the structure. Lack of moisture protection can allow excessive water or moisture to penetrate basement walls, flow beneath concrete slabs, basement floors, and into crawl spaces. In crawl spaces, exposed earth must be fully covered with minimum 6-mil polyethylene sheeting. Crawl space vents must be open. A moisture retardant such as 6 mil polyethylene film must be placed in crawl spaces. Heating units or non-insulated ductwork close to the flooring or subfloor may cause "hot spots" which must be eliminated prior to installation.

During installation, it is the installer's responsibility to document all jobsite conditions and measurements including the installation date, flooring moisture content, site relative humidity, temperature, and subfloor moisture content. This information must be retained by the installer and left with the property owner as a permanent record. For a complete list of points to address prior to installation, refer to the NWFA's Jobsite Checklist.

Subfloor Requirements

General: Subfloor must be structurally sound and meet all NWFA guidelines. All subfloors must be flat to a tolerance of 3/16" in a 10' radius. Use appropriate leveling products for correcting subfloor deficiencies. Subfloor surfaces must be smooth, clean, dry and free of contaminants that would interfere with an adhesive bond. All subfloors should be tested for moisture content (see "Subfloor Moisture Testing"). If high moisture readings are found, identify the moisture source and correct the problem before installation. Do not install flooring directly over floor joist without proper subflooring.

Appropriate Wood Subfloors Materials:

- CD Exposure 1 plywood (grade stamped US PS1-95)
- OSB Exposure 1 subfloor panels (grade stamped US PS1-95)
- Solid-board subflooring should be 3/4" x 5 1/2" (1" x 6" nominal), Group 1 dense softwoods, No. 2 Common, kiln dried

Acceptable Subfloor Thickness Requirements:

Joist System Spacing (inches on center)	Minimum Thickness
12"	5/8"
12" to 16"	3/4"
16" to 19.2"	7/8"
19.3" to 24"	1-1/8"

Concrete Subfloors: Subfloor must meet all above requirements. Concrete must be fully cured and at least 60 days old. Concrete must be free of dirt, oil, paint, old adhesive, wax, sealers and curing agents. Concrete that is not properly leveled can cause improper adhesive transfer, hollow spots, and squeaks. Sand or grind down high spots. Level low spots with appropriate leveling material; allow extra drying time for the leveling compounds. Test subfloor moisture content. To minimize moisture transfer from the slab, apply: Titebond 531+ Moisture Control System.

Moisture Testing Subfloor

General: Test the subfloor for moisture content before installation. If high moisture readings are found, identify the moisture source and correct the problem. Extend acclimation time and increase ventilation until the proper conditions have been met. Apply a moisture barrier. Please note that test results are only applicable the day of testing and will not ensure that moisture will not fluctuate with seasonal changes. Regardless of subfloor moisture content, the use of a moisture barrier is required for all installations. CALI does not warrant against moisture related problems. If results show moisture vapor at or exceeding 12%, determine its source and correct problem before installation.

Wood Subfloors: Wood Subfloors: Use moisture meter to test wood subfloor moisture content. If results show moisture vapor at or exceeding 12%, determine its source and correct problem. Do not install the floor without a vapor barrier. CALI always recommends using a moisture/vapor barrier, especially if the moisture content of the flooring and subfloor vary greater than 3%.

Concrete Subfloors: Concrete subfloors must be tested for moisture vapor pressure in more than one place for consistent readings. If test results show moisture vapor exceeds the minimum requirements below, do not install the floor without an impermeable vapor retarder with a perm rating of less than .13 designed to permanently block this moisture.

- Calcium Chloride Test (ASTM F 1869): Maximum vapor emissions cannot exceed 3lbs/1000SF in 24 hours
- Tramex Concrete Moisture Encounter: Moisture readings should not exceed 4% on upper scale
- In-Situ Probe Method (ASTM F 2170): Relative Humidity levels should not exceed 75%

Moisture Testing Bamboo and Eucalyptus Floors

Use a reliable moisture meter that is acceptable for strand bamboo and strand eucalyptus flooring. Examples of acceptable moisture meters include Delmhorst or a Lignomat SDM. Contact the meter manufacture to verify settings for strand bamboo/eucalyptus. Please note that some meters require the use of a substitute setting for bamboo (or eucalyptus), and thus must have the moisture content readings converted in order to get an accurate measurement (such as Delmhorst; see table; right*).

Moisture Barrier Requirements

General: Unexpected changes to subfloor moisture content may cause dimensional changes to the floor. To ensure a lifetime of satisfaction, it is strongly recommended that CALI flooring be installed over a moisture barrier or vapor retarder (following manufactures guidelines) per the following specifications:

Wood Subfloors: For best results, use a moisture barrier/vapor retarder with a perm rating between 0.7 and 50 when tested in accordance with ASTM E-96 Method A. Install as recommended by the manufacturer. Examples of acceptable moisture barriers for wood subfloors include: Silicon Vapor Shield, Asphalt laminated paper (UU-B-790a, Grade B, Type I, Style 1a.) and: Asphalt-saturated kraft paper.

Concrete Subfloors: For concrete applications, a moisture barrier/vapor retarder should be chosen based on concrete moisture content. For unlimited moisture protection, CALI recommends the use of Titebond® 531+ Moisture Control System. Install as recommended by the manufacturer.

Acclimation & Conditioning of CALI Flooring

The goal of acclimation is to allow the moisture content (MC) of the flooring to fully adjust to its new surroundings before installation.

Determine Normal Living Conditions - Ideal interior environmental conditions vary from region to region and job site to job site. It is the installer's responsibility to know what the "ideal" climate conditions are and customize the acclimation of the floor around those conditions. For a general view of moisture content averages by region, see the map below.

Control Home Conditions Accordingly - Acclimation should occur at normal living conditions. Before opening the cartons, the indoor environment should reflect the room temperature and relative humidity levels expected to be present before, during, and most importantly, after installation. Operate temperature / humidity control systems as normal. Allow normal ventilation through rooms.

For Engineered Bamboo and Engineered Eucalyptus Flooring: CALI recommends simply opening the ends of each box and breaking the shrinkwrap covering the flooring planks.

Acceptable Areas for Acclimation - Acclimate the flooring as close to the center of the installation area as possible.

Bamboo Moisture Reading Conversions

Delmhorst Moisture Meter Conversion Table for Strand-Woven Bamboo Flooring

Meter Reading (Doug. Fir Setting)	Actual % Moisture Content
6	3
7	3.5
8	4
9	4.5
10	5
11	6
12	6.5
13	7
14	7.5
15	8
16	8.5
17	9
18	9.5
19	10
20	11
21	11.5
22	12
23	12.5
24	13
25	13.5
26	14
27	14.5

MOISTURE CONTENT OF WOOD AT VARIOUS TEMPERATURES AND RELATIVE HUMIDITY READINGS

30	1.4	2.6	3.7	4.6	5.5	6.3	7.1	7.9	8.7	9.5	10.4	11.3	12.4	13.5	14.9	16.5	18.5	21.0	24.3	26.0
40	1.4	2.6	3.7	4.6	5.5	6.3	7.1	7.9	8.7	9.5	10.4	11.3	12.4	13.5	14.9	16.5	18.5	21.0	24.3	26.0
50	1.4	2.6	3.7	4.6	5.5	6.3	7.1	7.9	8.7	9.5	10.4	11.3	12.4	13.5	14.9	16.5	18.5	21.0	24.3	26.0
60	1.3	2.5	3.6	4.6	5.4	6.2	7.0	7.8	8.6	9.4	10.2	11.1	12.1	13.3	14.6	16.2	18.2	20.7	24.1	26.8
70	1.3	2.5	3.5	4.5	5.4	6.2	6.0	7.7	8.5	9.2	10.1	11.0	12.0	13.1	14.4	16.0	17.9	20.5	23.9	26.6
80	1.3	2.4	3.5	4.4	5.3	6.1	6.8	7.6	8.3	9.1	9.9	10.8	11.7	12.0	14.2	15.7	17.7	20.2	23.6	26.3
90	1.2	2.3	3.4	4.3	5.1	5.9	6.7	7.4	8.1	8.9	9.7	10.5	11.5	12.6	13.9	15.4	17.3	19.8	23.3	26.0
100	1.2	2.3	3.3	4.2	5.0	5.8	6.5	7.2	7.9	8.7	9.5	10.3	11.2	12.3	13.6	15.1	17.0	19.5	22.9	25.6
	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	98

Relative Humidity (percent)

Chart taken from Wood Handbook: Wood as an Engineering Material (Agriculture Handbook, 72), Forest Products Laboratory, U.S. Department of Agriculture

Here is an example of how to use the chart above:

- My home is normally and currently maintained at an average temperature of: 70°F
- My home is normally and currently maintained at an average relative humidity of: 40% RH
- The combination of 70°F and 40%RH on the chart shows that the floor should be acclimated moisture content of: 7.7%
- The value of 7.7% MC falls within the shaded area on the chart.

Continue to acclimate the flooring until the flooring moisture content varies less than 3% from the subfloor (e.g. if subfloor has a moisture content of 6%, the maximum moisture content of the flooring should be 9%). Testing of the flooring, subfloor and relative humidity of the job site can determine this (see Subfloor & Flooring Moisture Testing) sections.

Note: Acclimate Engineered Bamboo and Engineered Eucalyptus flooring for a minimum of 48 hours and a maximum of 72 hours. Not properly acclimating wood flooring may cause excessive expansion, shrinkage, dimensional distortion or structural damage. The worst-case scenario is one in which wood flooring is stored outside of the area in which the wood is to be installed. Acclimation is the responsibility of the installer/homeowner.

Radiant Heat Systems

CALI flooring is only recommended for use over radiant heat systems if the special requirements specified by the National Wood Flooring Association are met (please refer to the NWFAs Radiant Heat Guidelines). Ensuring stable job site conditions, subfloor suitability and proper acclimation are especially important when installing over a radiant heat system. It is the responsibility of the installer to ensure that the recommended environmental conditions are met for installation. Refer to your radiant heat system manufacturer to determine its compatibility with bamboo or eucalyptus flooring, and to learn the specific requirements for installation.

- Because of the wide variety of systems on the market (Hydronic, embedded in concrete, electrical wire/coil, heating film/mat) each with its own features and applications it is recommended that the user consult with the radiant heating provider for best practices, installation methods and proper subfloors.
- Typically the floating installation method is the most suitable for use with radiant heat systems.
- Radiant heat system must be turned on and in operation for at least 6 days before installation.
- The flooring must be acclimated per CALI's Engineered acclimation instruction over the radiant heat with the system turned on throughout the acclimation timeframe.
- The system must be turned down to 65°F and maintained 24 hours prior to installation.
- Once install is complete, turn system back on and slowly bring back up to normal operating temperature over a period 4-5 days.
- Floor should never be heated over 85°F. Consult with your radiant heating system manufacturer to successfully limit the maximum temperature.
- Always remember that rugs placed over radiant heated flooring can increase the surface temperature in that area by 3°- 5°F degrees.
- Relative Humidity must be maintained between 35-65%. The use of a humidifier may be necessary to achieve this.
- When turning off the radiant heat system it must be turned down slowly at a rate of 1.5° degrees per day. You should never just turn the system off.
- For additional information on radiant heating systems please refer to <http://www.radiantpanelassociation.org> or the NWFAs Radiant Heat Guidelines.

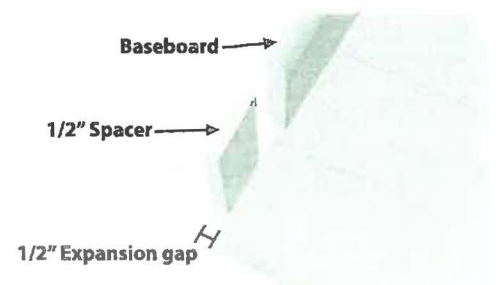
Installation of CALI Flooring

General Guidelines - All Installation Types

- Follow CALI Maintenance & Care Guidelines to keep your floor looking its best after installation
- Save extra flooring for future repairs.
- Do not install flooring under permanent or fixed cabinetry.
- Floor should be installed from several cartons at the same time to ensure good color, shade and appearance.
- Most installation failures result from jobsite moisture. Do not deliver flooring to the jobsite until problems are corrected.
- Engineered bamboo and engineered eucalyptus flooring installed below grade is warranted with the use of an appropriate moisture barrier. CALI recommends Titebond® 531+ Moisture Control.
- CALI always recommends using a vapor barrier, especially if the moisture content of the flooring and subfloor vary greater than 3%.
- NEVER install any flooring against any vertical fixed object such as fireplace, columns, floor outlets, etc. Failure to follow this guideline may result in tenting or buckled floors.
- 3M blue painter tape #2080 can be used to keep rows or sections of floor boards together until the adhesive has cured. (Incorrect or aggressive tape can harm the finish, do not leave on overnight.)
- During installation, it is the installer's responsibility to document all jobsite conditions and measurements including the installation date, flooring moisture content, site relative humidity, temperature, and subfloor moisture content. This information must be retained by the installer and left with the property owner as a permanent record.
- Depending on the application, CALI engineered bamboo and engineered eucalyptus flooring can be installed over an approved underlayment to provide greater thermal insulation and sound isolation qualities. CALI recommends the use of All-in-One CALI Complete™ Underlayment, which offers several benefits that include industry-leading moisture warranty, step noise reduction, increased walking comfort, and long-lasting durability.
- Heavy furniture (500+ lbs.) may obstruct the free, natural movement of a floated floor. Restricting this movement in certain areas can lead to problems such as buckling or separation when the floor experiences natural expansion and/or contraction.

Expansion Space Is Required

- Since bamboo and eucalyptus expands with any increase in moisture content, we require leaving at least 1/2" expansion space between flooring and all vertical objects (walls, cabinets, pipes, etc.). If the installation area exceeds 30 feet, a greater expansion space is required; approximately 1/16" for every additional ten (10) feet. For float installations that flow into other rooms, a transition piece must be used in doorways and openings between rooms (halls, archways, etc.) 3 feet or less to allow separate areas to move without interference.
- Note that proper expansion space depends not only on the size and flow of the installation, but also on expected seasonal changes in temperature and humidity that may cause the flooring to gain or lose moisture content over time. For example, if an installation takes place when humidity conditions are low, it's likely that the wood flooring will gain moisture and expand later during humid seasons. In those cases, incorporate additional expansion space through use of spacers or transition moldings.
- Hardwood floors must be able to expand/contract without interference. NEVER install flooring against any vertical or fixed object such as fireplace, columns, islands, door jambs, floor outlets, etc. Failure to follow this guideline may result in tenting, separation or buckled floors. Do not install cabinets or other permanent fixtures on top of the floor. Never nail or screw anything through a hardwood floor. If you have extremely heavy furniture items, install the floor using the glue-down method or nail-down method as opposed to floating the floor. For floated applications a T-molding must be used in doorways and openings between rooms 3 feet wide or less.
- To cover your expansion space, CALI carries matching bamboo and eucalyptus flooring accessories which include reducers, t-moldings, baseboards, quarter rounds, thresholds and vent registers. Matching stair parts are also available; including stair nosing, treads and risers. CALI also provides all the glues and adhesives you will need for to complete your project. Please visit CALI's Flooring Accessories webpage.
- Undercut door casings and jambs. Remove any existing base, shoe mold or doorway thresholds. These items can be replaced after installation. When undercutting door casings the installer should confirm there is the recommended expansion space. The floor must have 1/16" clearance under the door casing to be able to float freely without vertical restriction. The installer should ensure that the plank can move freely under the door jamb.



Floating T&G Installation Method

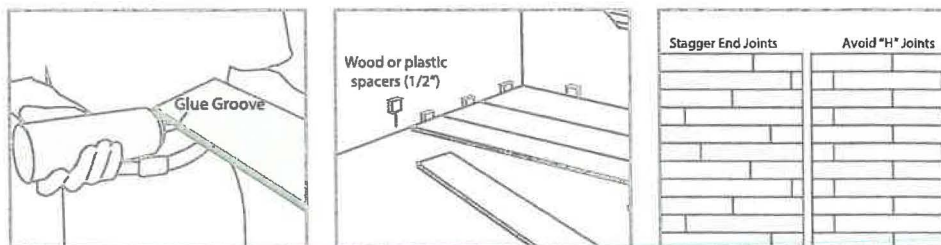
Recommended Floating T&G Floor Tools

- Titebond® Tongue & Groove Flooring Glue
- Underlayment (see "Moisture Barrier Requirements")
- Tapping block (trimmed piece of flooring)
- Wood or plastic spacers (1/2")
- Flat bar or pull bar
- Miter saw (chop-saw)
- 3M blue painter's tape
- Undercut or jamb saw
- Hammer
- Tape Measure
- Pencil
- Chalk line
- Earplugs & safety glasses

CALI highly recommends using Titebond® Tongue & Groove Flooring Glue for floating applications. For best results, use a moisture barrier that is suitable for the subfloor type (see Moisture Barrier Requirements section for examples of acceptable moisture barrier systems). Leave at least 1/2" expansion space between flooring and all walls and vertical objects to allow for natural fluctuations. If the installation flows into other rooms and continuous runs in excess of 30 feet, a greater expansion is required; approximately 1/16" for every ten (10) feet.

Floating T&G Installation Steps

1. Use Titebond® Tongue & Groove Flooring Glue for floating applications.
2. Before you start, ensure that the job site, subfloor and environmental conditions are acceptable for installation of CALI engineered flooring. All requirements specified in CALI's Installation Guidelines must be met.
3. Seal concrete subfloor with an appropriate moisture barrier. CALI recommends the use of Titebond® 531+ Moisture Control System prior to installation.
4. Allow at least a 1/2" space for expansion around the perimeter of the room and all vertical objects using spacers.
5. It is recommended to install the planks parallel to the longest wall.
6. Dry lay (do not glue) a few rows before installation to confirm your layout plan.
7. Begin by laying the first plank in a corner with the long grooved side toward the long wall.
8. Apply a small continuous consistent bead of Titebond™ T&G flooring glue along the bottom side of the flooring groove.
9. Connect short side of second plank together with mating side of the first plank.
10. Cut the last plank and complete the row. Use the remaining plank to start the second row.
11. Make sure to offset the end joints of consecutive rows by a minimum of 6 inches for best appearance.
12. Continue second row by connecting short edges of planks first with long edges.
13. The last row may require rip cutting the planks to size, be sure to cut enough to maintain proper expansion space.
14. As with the other rows, complete the last row by connecting the short edges first and using a pull bar to tap the long edges together.
15. CALI recommends using 3M blue painters tape to help keep planks together while Tongue & Groove adhesive dries. Do not leave tape on overnight.



After Installation

- Always remove any adhesive from the surface of the flooring (smudges, fingerprints, etc.) before it dries. Use Bostik's™ Ultimate Adhesive Remover Towels to immediately remove any adhesive on flooring surface as you go.
- Allow the newly installed floor to fully cure based on adhesive recommendations before walking or moving furniture onto the floor.

Nail-Down T&G Installation Method

The nail-down method is suitable for wood subfloors using tongue and groove flooring only. Before you start, ensure that the job site, subfloor and environmental conditions are acceptable for installation of CALI engineered flooring. All requirements specified in CALI's Installation Guidelines must be met. Nailing down a click-lock floor will void the warranty.

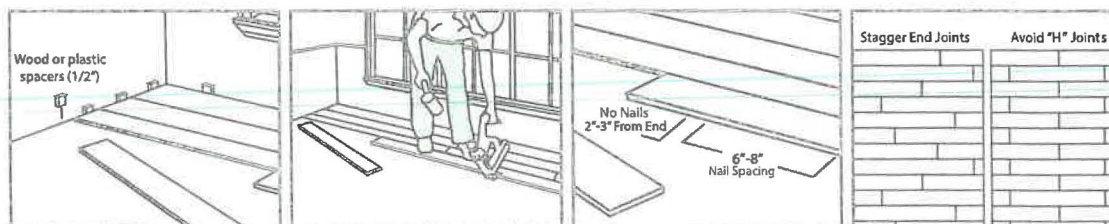
Recommended Tools

The selection and use of any nailer is at the discretion and responsibility of the installer/ homeowner. Choose a nailer model that is specifically designed for tongue and groove applications. We recommend a Pneumatic 18 Gauge Flooring Nailer (such as the PowerNail 50p flex, 50F, Primatch 550 or similar). It is the installer's responsibility to determine the correct pressure for their nailer, and to ensure that the nail is properly seated. Dimpling of the flooring face or edge is not a manufacturing defect.

- Pneumatic 18-gauge tongue-and-groove flooring nailer
- Underlayment (see "Moisture Barrier Requirements")
- Tapping block (trimmed piece of flooring)
- Wood or plastic spacers (1/2")
- Flat bar or pull bar
- Miter saw (chop-saw)
- Earplugs & safety glasses
- Tape Measure
- Pencil
- Chalk line
- Hammer
- Undercut or jamb saw
- Use 1-1/2" to 1-3/4" long, 18 gauge cleats for Fossilized® flooring

Nail-Down Installation Steps

1. Use a vapor retarder designed for wood subfloors (see "Moisture Barrier Requirements").
2. When nailing, the flooring should be always laid perpendicular to the floor joist.
3. Allow at least a 1/2" space for expansion around the perimeter of the room and all vertical objects using spacers. Also see section: "Expansion Space is Required".
4. Dry lay (do not nail) a few rows before installation to confirm your layout plan.
5. Test the air pressure and angle of your pneumatic nailer with a sample plank to check for correct air pressure before installation. If you note any surface damage (face dimpling), tongue damage (splitting), etc., adjust the air pressure/ angle accordingly. Test until dimpling no longer occurs.
6. Begin installation next to an outside wall. This is the best reference for establishing a straight working line.
7. Hold starter row in place by blind nailing or gluing to avoid unsightly nail marks.
8. Connect short side of second plank together with the mating side of the first plank.
9. Cut last plank and complete row. Use the remaining plank to start the second row.
10. Be sure to offset the end joints of consecutive rows by a minimum of six (6) inches for best appearance.
11. Continue second row by connecting short plank edges first with the long edges.
12. After the first two rows are secured, start the next row by nailing directly above the tongue at a 45 degree angle.
13. Carefully monitor nailer pressure to ensure that the nail head enters the tongue only as deeply as required to allow the adjacent plank to fit properly. Ensure that the nail head rests cleanly in the "pocket".
14. Recommended nail schedule is 6-8 inches along the length of each board. If installing wide+ 7 1/4" the schedule should be tightened to 4-6 inches.
15. Avoid nailing closer than 2-3 inches from the end of the plank.
16. As with the other rows, connect the short edges first and use a pull bar to tap the long edges together.
17. Always check your working lines to be sure the floor is still aligned.
18. The last row may require rip cutting the planks to size.
19. The last two rows will need to be secured in the same manner as the first two.



After Installation

- The newly installed floor is complete and can be walked on immediately.
- Use wood filler or putty to correct minor flooring damage that occurs during installation.

Glue-Down T&G Installation Method

Recommended Adhesive Products

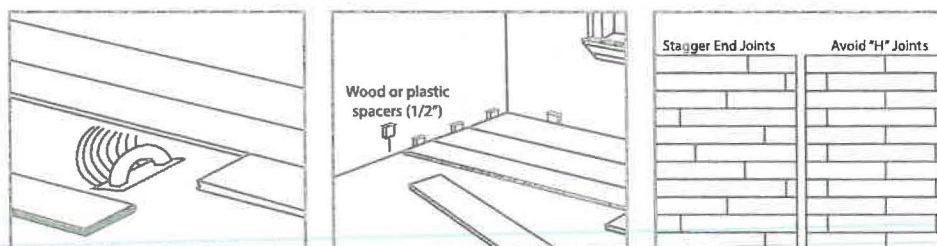
The selection, use and suitability of any adhesive/moisture control system is at the discretion and responsibility of the installer. Always use a moisture barrier and adhesive system manufactured by the same company – never mix products. CALI recommends using Titebond flooring adhesive and moisture barrier systems in accordance with manufactures specifications to receive Titebond's Platinum installation warranty. *Remember: Always Follow Flooring Adhesive Recommendations. CALI does not warrant against adhesive related problems.*

Recommended Glue-Down Floor Tools

- Flooring adhesive: Zero-VOC Adhesive by Titebond®
- Adhesive trowel as recommended by adhesive manufacturer
- Underlayment (see Moisture Barrier Requirements)
- Tapping block (trimmed piece of flooring)
- Wood or plastic spacers (1/2")
- Flat bar or pull bar
- Miter saw (chop-saw)
- Undercut or jamb saw
- Hammer
- Tape measure
- Chalk line
- Carpenter square
- Earplugs and safety glasses
- Table saw

Glue-Down Installation Steps

1. Before you start, ensure that the job site, subfloor and environmental conditions are acceptable for installation of CALI engineered flooring. All requirements specified in CALI's Installation Guidelines must be met.
2. Seal concrete subfloor with appropriate moisture control system prior to installation. CALI recommends Titebond® 531+ Moisture Control System.
3. Allow at least a 1/2" space for expansion around the perimeter of the room and all vertical objects using spacers. Also see section: "Expansion Space is Required".
4. Dry-lay a couple rows before starting installation to confirm your layout plan.
5. Begin installation next to an outside wall. This is the best reference for establishing a straight working line.
6. Lay the first row of flooring with groove facing the wall. Starter rows should be secured by blind nailing and gluing.
7. Connect short side of second plank together with mating side of the first plank.
8. Cut last plank and complete row. Use the remaining plank to start second row.
9. Offset end joints of consecutive rows by a minimum of 6" for best appearance
10. With the first row in place, trowel out some adhesive and lay second row by connecting short edges of planks first. Use a pull bar to tap long edges together.
11. Always check your working lines to be sure the floor is still aligned.
12. Use tapping block to fit planks together, but be careful not to let installed floor move on the wet adhesive while you are working.
13. The last row may require rip cutting the planks to size.
14. Flooring planks on perimeter of room may require weight on them until adhesive cures enough to hold them down.



After Installation

- Always remove any adhesive from the surface of the flooring (smudges, fingerprints, etc.) before it dries. Use Titebond's Adhesive Remover or Bostik's™ Ultimate Adhesive Remover Towels to immediately remove any adhesive on flooring surface as you go.
- Allow the newly installed floor to fully cure based on adhesive recommendations before walking or moving furniture onto the floor.

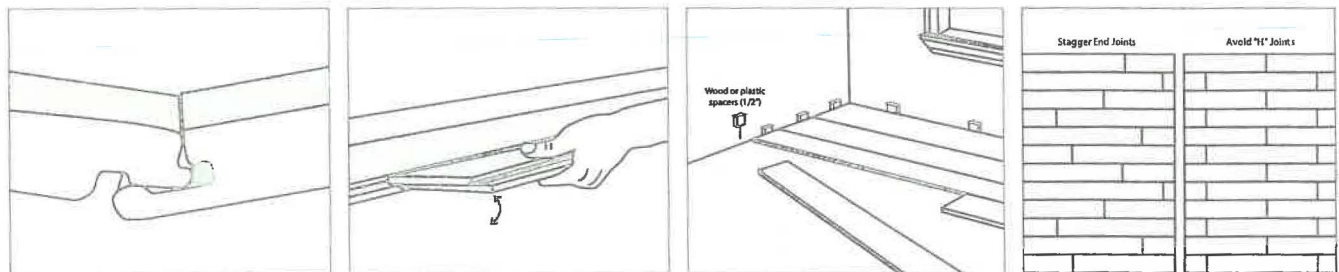
Floating Click-Lock Glueless Installation Method

Recommended Floating Click-Lock Floor Tools

- Underlayment (see “Moisture Barrier Requirements”)
- Tapping block (trimmed piece of flooring)
- Wood or plastic spacers (1/2”)
- Flat bar or pull bar
- Miter saw (chop-saw)
- Undercut or jamb saw
- Hammer
- Tape measure
- Pencil
- Chalk line
- Earplugs & safety glasses
- Table saw

Installation of CALI Flooring

1. Before you start, ensure that the job site, subfloor and environmental conditions are acceptable for installation of CALI flooring. All requirements specified in CALI’s Installation Guidelines must be met.
2. For unlimited moisture protection on concrete applications, seal concrete subfloor with Titebond® 531+ Moisture Control System prior to installation.
3. Allow at least a 1/2” space for expansion around the perimeter of the room and all vertical objects using spacers. Also see section: “Expansion Space is Required”.
4. It is recommended to install the planks parallel to the longest wall.
5. Click a few rows together before full installation to confirm your layout plan.
6. Begin by laying the first plank in a corner with the long grooved side toward the long wall.
7. Connect short side of second plank together with mating side of the first plank.
8. Cut the last plank and complete the row. Use the remaining plank to start the second row.
9. Make sure to offset the end joints of consecutive rows by a minimum of 6 inches for best appearance.
10. Begin the second row by clicking the long edge of the planks together.
11. Begin at an angle and press the plank downward to fully engage the click lock system.
12. Repeat this process for the second plank with the short end of the plank covering the mating end of the previous plank. Use a hammer and tapping block to ensure proper engagement.
13. Repeat this process for remaining rows keeping 6 inches between joints and maintaining a 1/2” expansion gap around fixed objects.
14. The last row may require rip cutting the planks to size, be sure to cut enough to maintain proper expansion gap.
15. As with the other rows, complete the last row by connecting the long edges.



After Installation

The newly installed floor is complete and can be walked on immediately.

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

CG300460

ACKNOWLEDGMENT

Sold To	Ship To
ELIAS BROTHERS GROUP 3570 ENTERPRISE AVENUE 100 NAPLES, FL 34104	CILLO, JAMES 17601 CAPTIVA ISLAND LANE MATERIAL ONLY, FL 34109

Order Date	Tele #1	PO Number	Order Number
01/09/23	239-643-1624		CG300460

Inventory	Style/Item	Color/Description	Units
7003001000	ANTIQUE JAVA WIDE T&G BAMBOO - PLANK FREIGHT	ANTIQUE JAVA	SF EA

Sales Representative(s):
 THOMAS KALVIN

Material: 12,347.94
 Service: 378.88
 Misc. Charges: 0.00
 Sales Tax: 740.88
 Misc. Tax: 50.00

AS A RESULT OF COVID-19, ORDERS MAY BE SUBJECT TO UNFORSEEN PRODUCTION AND/OR SHIPPING DELAYS. THANK YOU FOR YOUR PATIENCE AND UNDERSTANDING.

INVOICE TOTAL: \$13,517.70
 Less Payment(s): 6,795.59
BALANCE DUE: \$6,722.11



PAID

ELIAS - #01159

FINAL WAIVER AND RELEASE OF LIEN

The undersigned lienor, in consideration of the final payment, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through February 3, 2023 to Elias Brothers Group and James Cillo for the following described property:

James Cillo
Island Park V section 2
17601 Captiva Island Lane
Fort Myers, FL 33908

By: **Hadinger Flooring**
6401 N Airport Road
Naples, FL 34109

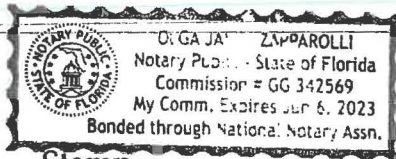
Signature: *Doreen Zasa*
Printed Name: DOREEN ZASA

State of Florida
County of Collier

Sworn to and subscribed before me this 3 day of Feb, 2023

Personally Known or Produced Identification

Type of Identification Produced _____



Stamp

[Handwritten Signature]
Signature of Notary Public

FINAL WAIVER AND RELEASE OF LIEN

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James Cillo
Island Park V section 2
17601 Captiva Island Lane
Fort Myers, FL 33908

By: Hadinger Flooring
6401 N Airport Road
Naples, FL 34109

Signature: _____

Printed Name: _____

State of Florida
County of Collier

Sworn to and subscribed before me this _____, day of _____, 2023

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

Stamp

Signature of Notary Public

6494

Elias Brothers General Contractor, Inc.

4627 Arnold Ave. Suite 201
Naples, FL 34104
239-293-2442

First-Citizens Bank
3055 TAMiami TRAIL NORTH
NAPLES, FL 34103
63-9202/670



02/03/2023

PAY

TO THE
ORDER OF

Hadinger Flooring

DATE

AMOUNT
**6,722.11

Six thousand seven hundred twenty-two and 11/100*****

Hadinger Flooring
6401 N Airport Road
Naples, FL 34109



[Handwritten Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈006494⑈ ⑆067092022⑆009064098175⑈

Elias Brothers General Contractor, Inc.

6494

Date	Type	Reference	Original Amount	Balance Due	Payment
02/03/2023	Bill	CG300460	6,722.11	6,722.11	6,722.11
			Check Amount		6,722.11

NEW First Citizens O

6,722.11

ELIAS - #01162

Renee Sloan

From: Maayan Alice
Sent: Monday, January 16, 2023 9:44 AM
To: Renee Sloan
Subject: Phone Call

Good morning,

I received a call from a lady at Captiva Island. She informed me that there is something located there for a man named James Cillo and that it is ready to be picked up. She also told me that there is balance of \$6,722.11 that needs to be paid prior.

Her phone number – 239.449.1963

Thank you,

Maayan Alice



3570 Enterprise Ave, Suite 100
Naples, FL 34104

Office: 239-643-1624 ext. 2014

Maayan.Alice@elias-brothers.com

www.eliasbrothersgroup.com

Renee Sloan

From: Renee Sloan
Sent: Monday, January 16, 2023 10:11 AM
To: Joe DiRienzi Sr.; Demetre Alexander Vrynios; Joe DiRienzi Jr.; Doreen Zeneski
Cc: Chris DiRienzi; Brandon Leonard; Rami Yitzhak; Roni Elias; Maayan Alice; Robyn Alice; Stacey Arendt
Subject: Hadinger Flooring - Hard wood floor is in for Jim Cillo in Island Park 5.2
Attachments: Hadinger - Jim Cillo- Final Release 1.16.23.pdf

Hey guys,

Hadinger flooring called, the floor is in for Jim Cillo and ready for pickup at their warehouse on J&C. We need to pay the balance of the invoice before doing so. Balance is \$6,722.11. She can take a call in payment over the phone or we can do a check and I can deliver it to them like I did the deposit. I attached a final release incase you pay by phone. Let me know how you want to handle this 😊

Thanks so much,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Maayan Alice <maayan.alice@elias-brothers.com>
Sent: Monday, January 16, 2023 9:44 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Phone Call

Good morning,

I received a call from a lady at Captiva Island. She informed me that there is something located there for a man named James Cillo and that it is ready to be picked up. She also told me that there is balance of \$6,722.11 that needs to be paid prior.

Her phone number – 239.449.1963

Thank you,

Maayan Alice



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Office: 239-643-1624 ext. 2014

Maayan.Alice@elias-brothers.com

www.eliasbrothersgroup.com



LL Flooring

LL Flooring, Inc.
Fort Myers FL 1027
5020 S Cleveland Ave
FORT MYERS FL 33907

Phone: (239) 332-2829
Email: Store027@llflooring.com

* Jim Cillo

Page 1 of 1
Feb 13, 2023
4:34:51 PM

Invoice

Sold-To Party	Information
JOSEPH DIRIENZI 511 SHARON CIR PORT CHARLOTTE FL 33952-8371 Phone: (239) 825-4371 Email: jrdirienzi@gmail.com	Sales Order No. 137683416 PO reference 137683416 Document Date 02/13/2023 Customer No. 10173148 Gross weight: 26.28 LB <i>* - ISLAND PARK. INSTALL Jim Cillo Hard Wood floor.</i>
Ship-To Party	
JOSEPH DIRIENZI 511 SHARON CIR PORT CHARLOTTE FL 33952-8371 Phone: (239) 825-4371 Email: jrdirienzi@gmail.com	
Comments	

PRODUCT	QUANTITY	QTY OPEN	QTY SHIPPED	PRICE	AMOUNT
10050951/FLOORNAIL18G/1027/10/02-13-2023 Floor Nailer 18G-Cleat Dual Handle	1.00	1	0.00 EA	279.99 USD	279.99 USD
10038075/CLEAT18G1.75P 1.2K/1027/20/02-1 L-Cleat 18G 1-3/4" 1200 ct	4.00	4	0.00 EA	13.99 USD	55.96 USD
10053187/L17518/1027/30/02-13-2023 L-Cleat PowerCleats 18G 1-3/4" 1000 ct	1.00 0.20	1 0.20	0.00 EA 0.00 CAR	17.99 USD	17.99 USD

PAYMENTS		AMOUNT
Visa Card Method: KEYED Authorized: 02/13/2023 16:34:42 Auth #: 013168	XXXXXXXXXXXX8174	378.35 USD

Items Total:	353.94 USD
Subtotal:	353.94 USD
Tax (7.000%) on 279.99 USD	19.60 USD
Tax (6.500%) on 73.95 USD	4.81 USD
Order Total:	378.35 USD
Payments:	378.35 USD
Balance Due:	0.00 USD

For your Terms of Sale, such as returns/exchanges and refunds policy, please inquire at our store or visit www.llflooring.com/support/terms-of-sale/. For a copy of your applicable limited warranty, please inquire at our store or visit www.llflooring.com. In addition, you can always visit your local store or call Customer Care at (844) 455-3566.

ELIAS - #01166



LL Flooring

LL Flooring, Inc.
Fort Myers FL 1027
5020 S Cleveland Ave
FORT MYERS FL 33907

Phone: (239) 332-2829
Fax: (239) 267-4209
Email: Store027@llflooring.com

Page 1 of 1
Feb 13, 2023
16:34:44

Pay Receipt

Sold-To Party
JOSEPH DIRIENZI 511 SHARON CIR PORT CHARLOTTE FL 33952-8371 Phone: (239) 825-4371 Email: jrdirienzi@gmail.com
Ship-To Party
JOSEPH DIRIENZI 511 SHARON CIR PORT CHARLOTTE FL 33952-8371 Phone: (239) 825-4371 Email: jrdirienzi@gmail.com

Information
Sales Order No 137683416
Payment Reference 518280249
Document Date 02/13/2023
Customer No. 10173148
Currency USD
Order Comments

02/13/2023 16:34:42
Visa Card
XXXXXXXXXXXX8174
KEYED
TOTAL 378.35 USD
APPROVED 013168

Cardholder agrees to pay transaction amount according to the cardholder agreement

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 13, 2023 4:39 PM
To: Store 027
Cc: Renee Sloan
Subject: RE: Payment Authorization and Receipt

I authorize this charge

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Store 027 <store027@lfflooring.com>
Sent: Monday, February 13, 2023 4:37 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Payment Authorization and Receipt

You don't often get email from store027@lfflooring.com. [Learn why this is important](#)

Hello, please respond stating you authorize this charge.

Camille Adams | Store Manager

Jessica Noel | Assistant Store Manager

Sindy Ayala | Assistant Store Manager

Tom Brown | Warehouse

Store #1027 | LL Flooring, Inc

5020 S Cleveland Ave #300, Fort Myers, FL 33907

Phone: 239-332-2829

Mon – Fri: 8:00AM – 7:00PM

Saturday: 10:00AM – 5:00PM

Sunday: 11:00AM – 5:00PM

www.LLFlooring.com



****ALL PHONE IN & EMAIL ORDERS: PLEASE BE ADVISED - NO ORDERS WILL BE DELIVERED OR PICKED UP WITHOUT THE SELLING WAREHOUSE RECEIVING A COPY OF THE INITIALED RETURN POLICY AND SIGNED PAYMENT RECEIPT VIA FAX, EMAIL, OR COURIER****

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 13, 2023 4:39 PM
To: Renee Sloan
Subject: FW: Payment Authorization and Receipt
Attachments: 0518280249_Visa Card X8174.pdf; 0137683416_Invoice.pdf

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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Subject: Payment Authorization and Receipt

You don't often get email from store027@lfflooring.com. [Learn why this is important](#)

Hello, please respond stating you authorize this charge.

Camille Adams | Store Manager

Jessica Noel | Assistant Store Manager

Sindyl Ayala | Assistant Store Manager

Tom Brown | Warehouse

Store #1027 | LL Flooring, Inc

5020 S Cleveland Ave #300, Fort Myers, FL 33907

Phone: 239-332-2829

Mon – Fri: 8:00AM – 7:00PM

Saturday: 10:00AM – 5:00PM

Sunday: 11:00AM – 5:00PM

www.LLFlooring.com



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HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

CG300460

ACKNOWLEDGMENT

Sold To	Ship To
ELIAS BROTHERS GROUP 3570 ENTERPRISE AVENUE 100 NAPLES, FL 34104	CILLO, JAMES 17601 CAPTIVA ISLAND LANE MATERIAL ONLY, FL 34109

Order Date	Tele #1	PO Number	Order Number
01/09/23	239-643-1624		CG300460

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
7003001000	ANTIQUE JAVA WIDE T&G BAMBOO - PLANK	ANTIQUE JAVA	1,827.50	SF	6.76	12,347.94
	Carton Qty: 85.00					
	FREIGHT		1.00	EA	378.88	378.88

*OK / 205K
2/5/23*

Sales Representative(s):
 THOMAS KALVIN

Material:	12,347.94
Service:	378.88
Misc. Charges:	0.00
Sales Tax:	740.88
Misc. Tax:	50.00

AS A RESULT OF COVID-19, ORDERS MAY BE SUBJECT TO UNFORSEEN PRODUCTION AND/OR SHIPPING DELAYS. THANK YOU FOR YOUR PATIENCE AND UNDERSTANDING.

INVOICE TOTAL:	\$13,517.70
Less Payment(s):	6,795.59
BALANCE DUE:	\$6,722.11

↓ 500100000100 ↓
 ↓ 500100000100 ↓

ELIAS - #01172

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

CG300460

ACKNOWLEDGMENT

Sold To	Ship To
ELIAS BROTHERS GROUP 3570 ENTERPRISE AVENUE 100 NAPLES, FL 34104	CILLO, JAMES 17601 CAPTIVA ISLAND LANE MATERIAL ONLY, FL 34109

Order Date	Tele #1	PO Number	Order Number
01/09/23	239-643-1624		CG300460

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
7003001000	ANTIQUE JAVA WIDE T&G BAMBOO - PLANK	ANTIQUE JAVA	1,827.50	SF	6.76	12,347.94
	Carton Qty: 85.00 FREIGHT		1.00	EA	378.88	378.88

*OK/DJR
2/2/23*

Sales Representative(s):
THOMAS KALVIN

Material: 12,347.94
 Service: 378.88
 Misc. Charges: 0.00
 Sales Tax: 740.88
 Misc. Tax: 50.00

AS A RESULT OF COVID-19, ORDERS MAY BE SUBJECT TO UNFORSEEN PRODUCTION AND/OR SHIPPING DELAYS. THANK YOU FOR YOUR PATIENCE AND UNDERSTANDING.

INVOICE TOTAL: \$13,517.70
 Less Payment(s): 6,795.59
BALANCE DUE: \$6,722.11

* 500100000100 *

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

Page: 1

CG300460

Sold To	Ship To
ELIAS BROTHERS GROUP 3570 ENTERPRISE AVENUE 100 NAPLES, FL 34104	CILLO, JAMES 17601 CAPTIVA ISLAND LANE MATERIAL ONLY, FL 34109

Order Date
01/09/23

Receipt History

Order Number
CG300460

Receipt Number	Pay Date	Cash	Check	Credit Card	Discount	Total Payment	Finance Charge
120147	01/09/23	0.00	6,795.59	0.00	0.00	6,795.59	0.00

— 02/02/23 —

Sales Representative(s):
THOMAS KALVIN

1:41PM –
INVOICE TOTAL: \$13,517.70
Discount: 0.00
Payment(s): -6,795.59
Finance Charge(s): 0.00
BALANCE DUE: \$6,722.11

ELIAS - #01174

Renee Sloan

From: Maayan Alice
Sent: Monday, January 16, 2023 9:44 AM
To: Renee Sloan
Subject: Phone Call

Good morning,

I received a call from a lady at Captiva Island. She informed me that there is something located there for a man named James Cillo and that it is ready to be picked up. She also told me that there is balance of \$6,722.11 that needs to be paid prior.

Her phone number – 239.449.1963

Thank you,

Maayan Alice



3570 Enterprise Ave, Suite 100
Naples, FL 34104

Office: 239-643-1624 ext. 2014

Maayan.Alice@elias-brothers.com

www.eliasbrothersgroup.com

*Please Provide
this final
check so I can
pick up this floor
ASAP.*

*Joe D. SR
2/1/23*

Renee Sloan

From: Renee Sloan
Sent: Monday, January 16, 2023 10:11 AM
To: Joe DiRienzi Sr.; Demetre Alexander Vrynios; Joe DiRienzi Jr.; Doreen Zeneski
Cc: Chris DiRienzi; Brandon Leonard; Rami Yitzhak; Roni Elias; Maayan Alice; Robyn Alice; Stacey Arendt
Subject: Hadinger Flooring - Hard wood floor is in for Jim Cillo in Island Park 5.2
Attachments: Hadinger - Jim Cillo- Final Release 1.16.23.pdf

Hey guys,

Hadinger flooring called, the floor is in for Jim Cillo and ready for pickup at their warehouse on J&C. We need to pay the balance of the invoice before doing so. Balance is \$6,722.11. She can take a call in payment over the phone or we can do a check and I can deliver it to them like I did the deposit. I attached a final release incase you pay by phone. Let me know how you want to handle this 😊

Thanks so much,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Maayan Alice <maayan.alice@elias-brothers.com>
Sent: Monday, January 16, 2023 9:44 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Phone Call

Good morning,

I received a call from a lady at Captiva Island. She informed me that there is something located there for a man named James Cillo and that it is ready to be picked up. She also told me that there is balance of \$6,722.11 that needs to be paid prior.

Her phone number – 239.449.1963

Thank you,

Maayan Alice



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Naples, FL 34104

Office: 239-643-1624 ext. 2014

Maayan.Alice@elias-brothers.com

www.eliasbrothersgroup.com

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

ES207641

QUOTE

Sold To VRYNIOS, DEMETRE 4627 ARNOLD AVENUE 201 NAPLES, FL 34104	Ship To RESIDENCE, MR. 4627 ARNOLD AVENUE 201 MATERIAL ONLY, FL 34109
---	--

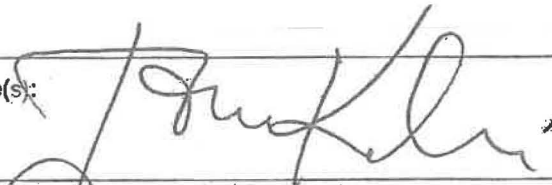
Quote Date 12/14/22	Tele #1 720-957-7051	PO Number BAMBOO FLOORING ONL	Quote Number ES207641
-------------------------------	--------------------------------	---	---------------------------------

Inventory	Style/Item	Color/Description	Quantity/Units	Price	Extension
-----------	------------	-------------------	----------------	-------	-----------

Buyer acknowledges that special orders may be subject to unexpected production and/or shipping delays, and that **NO RETURNS, EXCHANGES, OR REFUNDS ARE PERMITTED**. A 50% deposit is required for special orders and/or to secure installation date once materials are received in our warehouse. A Hadinger Flooring representative will contact Buyer 48 hours prior to installation, at which time balance is due. **Material-only orders must be paid in full and picked up from Hadinger Flooring within 30 days.** Buyer further understands that full-sized products may have slight dye-lot variations from samples. All orders are calculated to account for waste; the balance of materials after completion will vary. Hadinger Flooring is not responsible for (1) chips, dents, or conditions of existing moldings, doors, jambs, walls or fixtures; (2) measurements taken or provided by Buyer or Buyer's representative. At time of installation, rooms must be clear of all obstacles, unless otherwise stated on proposal. Unforeseen structural or floor problems/damage, un-level floors, or unanticipated floor prep of any kind required upon installation may alter the amount of this proposal. A FINANCE CHARGE OF 1.5% PER MONTH will be assessed against balances more than 20 days past due. In the event Buyer defaults under the term of this agreement, Buyer agrees to pay reasonable attorney fees, if the balance due is collected through an attorney, including any attorney fees and costs prior to the filing of a suit for collection.

Buyer's Signature: _____ Date: _____

12/14/22
 Sales Representative(s):
 THOMAS KALVIN



4:05PM -
 Material: 12,841.50
 Service: 385.77
 Misc. Charges: 0.00
 Sales Tax: 740.49
 Misc. Tax: 123.42

QUOTE IS VALID FOR 7 DAYS.
 FLOOR PREP IS NOT INCLUDED AND MAY BE SUBJECT TO
 ADDITIONAL CHARGES. UNFORESEEN SUBFLOOR ISSUES
 WILL BE BROUGHT TO THE ATTENTION OF HOMEOWNER AND
 WILL REQUIRE CORRECTION.

QUOTE TOTAL: \$13,591.18

Renee Sloan

From: Renee Sloan
Sent: Wednesday, February 1, 2023 3:36 PM
To: Rami Yitzhak
Cc: Doreen Zeneski; Joe DiRienzi Sr.
Subject: Check needing your approval for Doreen to cut - Jim Cillo bamboo floor to Hadinger
Attachments: SKM_C36823020116090.pdf

Hi Rami,

Can you please authorize this check for Doreen to cut so that we can pick up Jim Cillo's flooring.

Thank you so much,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: noreply@ebgcontracting.com <noreply@ebgcontracting.com>
Sent: Wednesday, February 1, 2023 4:10 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Scanned Document

PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned lienor, in consideration of the sum of \$6,795.59 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through January 9, 2023 to Elias Brothers Group for the following described property:

James Cillo
Island Park V section 2
17601 Captiva Island Lane
Fort Myers, FL 33908

By: Hadinger Flooring
6401 N Airport Road
Naples, FL 34109

Signature: 

Printed Name: Doreen East

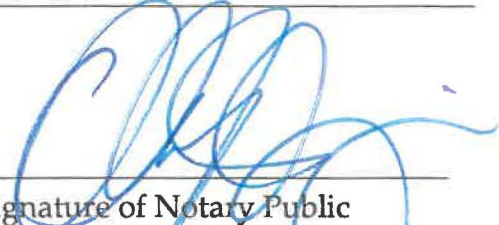
State of Florida
County of Collier

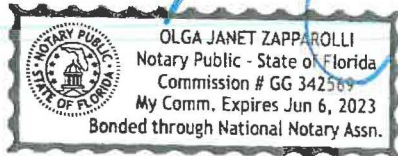
Sworn to and subscribed before me this 9 day of January, 2023

Personally Known or Produced Identification

Type of Identification Produced _____

Stamp


Signature of Notary Public



1/20/23
Island Park

check in Jim, Rick, Rita + Norm Roni Jr.
Demetrius, Rami, Joe Sr Brandon

opening. Clarifying.
- explaining means + methods -
rotation of Trades - ~~if~~ they maybe
days of no work waiting on next steps

explaining spread sheet -

Stocked 17644, 17643, 17641, 17613
with drywall - waiting on permits

Target 10th of Feb for 17601 - to be done
17601 -

Understood - the point of Reference for
Timeline of 17601

As of 23rd we are stocked - still not
permit. - We need to monitor - should
be 5-7 days.

Prefer to wait for permits.

→ email Rick + Tom point of contact
for permitting to try to expedite,
→ email - Rick + Tom - Joe Jr. ^{informator}
_{contacts}

X - more meeting w/ insurance Adjuster.
to head Demetrius to confirm
with adjuster.

X Rita requested with company - ~~if~~ ^{copy of} ~~if~~ ^{Struct.} ~~if~~ ^{plans}
no haul.

Island Yark 5.2 meeting 1-20-23

- try to get ROOF TRUSS Detail from Manufacturer - or Get with Builder or Truss Plant. - Shop Drawings needed.
- Already met w/ Engineer - Waiting on Details.

← 17621 - need Engineer. (Demetree) (Joe)
need to schedule this
same day - Microbial test. - NOT SURE
Now - Time to discuss -

Four homes. need to bring up to
Plumbing code: 17621, 17654, 17623, 17601
Plumbing needs to have permit.

Pointing out

Mark + Jay - started Manag. Working
each unit - getting All information
need divided up between Flood + Wind -
getting all EXHAUST information do
Material prior to ~~start~~ Hurricane.

Dumpster location - ?

- Donna to ~~move~~ put cones where things
to be moved. - ^{work} Together w/
Joe = Demetree - Donna to run.

Joe is
Contact

Point, at Joe is Point of Contact

1/20/23

* Changing meeting to bi-weekly?

Send out "Weekly" status update then have phone conference bi-weekly @ 11:00 on Friday.

Send before noon on Friday to kick-

* Roni to get back with them on the micro

* Need to get ROOF COUNT - need more information.

^ Set up meeting from Tuesday to Wednesday Meeting w/ Roni Solo

* Rami - working on ~~the~~ getting _____ done

✓ Island Park meeting set up

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, January 20, 2023 10:51 PM
To: Renee Sloan
Cc: Joe DiRienzi Sr.; Demetre Alexander Vrynios; James Cillo; Joe DiRienzi Jr.
Subject: Meeting 2-3

Renee, when you schedule our next meeting for 2-3-23 (interesting), I am unavailable from 1-3 PM. If that is when the majority can meet, then please schedule it. I just realized I have an appointment then.

Thank you,
Rick

#2

2/3/23 EVERY TWO weeks now.

- 1. 2/3/23
 - 2. 2/17/23
 - 3. 3/3/23
 - 4. 3/17/23
 - 5. 3/31/23
- 11:00
EST

IF we need more months we can add later.

Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633		IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

- Spreadsheet provided shows present status and schedule through the next few weeks. Joe Sr. to discuss this in detail and field questions. EBG means and methods within an evolving constantly changing schedule. Any Contractors means and methods are not always an "exact to the minute process as it has been indicated as an expectation from some. Joe Sr. to explain.
- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
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- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
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- EBG has tasked two superintendent to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area they want it moved to.
- Both parties HOA/EBG to keep minutes of these meetings.

Island Park														
ID.SR.1.19.23														
Captiva Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633		IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									
Marco Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 18, 2023 8:51 PM
To: Renee Sloan
Cc: Joe DiRienzi Jr.
Subject: FW: Island park updated
Attachments: Island Park Phase 1.xlsx

Renee

Please format this so it can be shared (as a PDF) with the board for our 11am Friday meeting.

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Wednesday, January 18, 2023 7:46 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Island park updated

Regards,
Joe DiRienzi Jr.
**Restoration Division's
Project General Superintendent**
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7393

Office: (239) 293-2442 Ext. 2005

joe.dirienzi.jr@elias-brothers.com

www.eliasbrothersgroup.com

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Date: 1/20/2023

To: Island Park 5.2 Association

From: Elias Brothers Group / Joe DiRienzi

Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

The following information corresponds with the attached spreadsheet:

- Spreadsheet provided shows present status and schedule through the next few weeks. Joe Sr. to discuss this in detail and field questions. EBG means and methods within an evolving constantly changing schedule. Any Contractors means and methods are not always an "exact to the minute process as it has been indicated as an expectation from some. Joe Sr. to explain.
- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
- Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
- EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.
- Both parties HOA/EBG to keep minutes of these meetings.
- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
17600	2	Yes	no	Yes	Yes	TBD	no permit	see note	TBD		
17601	1	Yes Verified	no	Yes Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023 2/6/2023
17602	3	Yes	no	Yes	Yes	TBD	no permit	see note	TBD		
17603		IP	no	Yes							
17610		IP	no	IP							
17611	8	Yes has resident		no	IP						
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17621	10	IP	Yes	IP							
17622		IP	no	IP							
17623		IP	no	IP							
17630		IP	no	IP							
17631		Yes	no	IP							
17632		IP	no	Yes							
17633	ROCK	IP	no	IP							
17640		IP	no	IP							
17641	7	Yes has resident		no	Yes	1/20/2023	TBD	no permit	see note	TBD	
17642		Yes	no	IP							
17643		IP	no	Yes							
17651		IP	no	IP							
17653	11	IP	Yes	IP							
17654		IP	no	IP							

Marco Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors	Trim	Cabinets
17601	4	IP	Yes	Yes							
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17613		IP	no	IP							
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17623	12	IP	Yes	Yes							
17631		IP	no	IP							
17633		IP	no	IP							
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17643	6	Yes has resident		no	Yes	1/20/2023	TBD	no permit	see note	TBD	
17651		IP	no	IP							



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Island Park 5.2

JD.SR. 1.20.23

Captiva Island Ln.

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17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	8	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

(Meeting

1/20/23)

Renee Sloan

From: Renee Sloan
Sent: Wednesday, January 18, 2023 5:14 PM
To: Rick Roudebush; Rami Yitzhak; Roni Elias; Joe DiRienzi Sr.; Demetre Alexander Vrynios; James Cillo; Renee Sloan; Joe DiRienzi Jr.; norm riess; Danilo Fior; Rita Angelini
Subject: Island Park 5.2 Please join the RingCentral conference. The Conference will start at 11:00 am on Friday January 20th, 2023

Please join the RingCentral conference. **The Conference will start at 11:00 am on Friday January 20th, 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743
To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

4/18/23 * Get w/ Joe for TIME
+ proper people for invite.

Renee Sloan

From: Rick Roudebush <rroudebush@gmail.com>
Sent: Wednesday, January 18, 2023 7:04 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Re: Teleconference Friday

11:00 AM
ON FRIDAY
Jan 20th
2023

Thank you.

On Tue, Jan 17, 2023 at 10:47 PM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:
Rick

Renee has this covered and will reach out with time confirmation tomorrow.

Thanks, have a good evening.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

Send RingCentral
invite!

Host Access!

269-635373

Party Access - 650 086743

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From: Rick Roudebush <rroudebush@gmail.com>
Sent: Tuesday, January 17, 2023 10:10:24 PM
To: Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>

Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; James Cillo <jamescillo@icloud.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; norm riess <normriess@yahoo.com>; Danilo Fior <daniolfior47@gmail.com>; Rita Angelini <rtangel8@yahoo.com>

Subject: Teleconference Friday

Lizbeth, I talked to Roni and Rami Monday. As part of our discussion, we confirmed this week's teleconference was going to be scheduled for this Friday.

If you are not responsible for scheduling this meeting, please forward to who is responsible for setting this up. I have it in my notes as maybe being for late morning or early afternoon. I can do either.

Thank you,
Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, January 21, 2023 1:28 PM
To: Joe DiRienzi Sr.; Joe DiRienzi Jr.
Cc: Roni Elias; Rami Yitzhak; Demetre Alexander Vrynios; Renee Sloan; The Durbins; Edward Walendy; Jennifer Darrow; Donna Anderson; Danilo Fior; ROSS BIONDO
Subject: Potential Unauthorized Work and Dumpster in Clubhouse parking lot

Joe Sr. and Joe Jr.:

I noticed Elias status lists all 34 units in IPV V.2. Since Elias is only authorized to perform work at 21 units, I believe it would be safest if you don't include the 11 owner managed reconstruction units on this. A subcontractor could easily become confused, and end up doing unauthorized work at one of those units. This happened with our remediation contractor and those units ended up with unexpected billings. I'm thinking it would be best to get this corrected now so that doesn't happen again. Also, I know of one owner-contractor unit not part of our contract that had a plumbing evaluation. 17653 Capativa. We do not expect the HOA or the owner to be billed for this, or any other unauthorized work on non-contract listed units.

The next item is the placement of the dumpster in the clubhouse. Donna Anderson, President of the Master Board of IPV was just at my unit. She was not happy and I cannot blame her. No permission was granted to have a dumpster placed in the clubhouse parking lot. I request to meet you or Joe Jr. and I will show you 1 of 2 places you can move it to in Section V.2. Unless either might be here later today or tomorrow, I can be available to meet with either of you Monday morning if one of you can be here by 9AM.

Rick

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Saturday, January 21, 2023 4:25 PM
To: Rick Roudebush; Joe DiRienzi Jr.
Cc: Roni Elias; Rami Yitzhak; Demetre Alexander Vrynios; Renee Sloan; The Durbins; Edward Walendy; Jennifer Darrow; Donna Anderson; Danilo Fior; ROSS BIONDO
Subject: RE: Potential Unauthorized Work and Dumpster in Clubhouse parking lot

Rick

It was brought up very early in the conference call the spreadsheet would be revised to reflect only the homes we are working on and all others will be deleted from the spreadsheet. Revision is forthcoming early next week from Renee.

Joe Jr. will resolve the confusion on the placement of dumpsters etc. and get with you Monday morning for the exact placement for everything.

Thanks and have a good rest of your weekend.

Joe DiRienzi Sr.

Restoration Division Projects Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Saturday, January 21, 2023 1:28 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Demetre Alexander

Vrynios <demetre@ebgcontracting.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins

<ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow

<jennifer@pegasuscam.com>; Donna Anderson <adonnaa@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; ROSS

BIONDO <rfsr1@hotmail.com>

Subject: Potential Unauthorized Work and Dumpster in Clubhouse parking lot

Joe Sr. and Joe Jr.:

I noticed Elias status lists all 34 units in IPV V.2. Since Elias is only authorized to perform work at 21 units, I believe it would be safest if you don't include the 11 owner managed reconstruction units on this. A subcontractor could easily become confused, and end up doing unauthorized work at one of those units. This happened with our remediation contractor and those units ended up with unexpected billings. I'm thinking it would be best to get this corrected now so that doesn't happen again. Also, I know of one owner-contractor unit not part of our contract that had a plumbing evaluation. 17653 Capativa. We do not expect the HOA or the owner to be billed for this, or any other unauthorized work on non-contract listed units.

The next item is the placement of the dumpster in the clubhouse. Donna Anderson, President of the Master Board of IPV was just at my unit. She was not happy and I cannot blame her. No permission was granted to have a dumpster placed in the clubhouse parking lot. I request to meet you or Joe Jr. and I will show you 1 of 2 places you can move it to in Section V.2. Unless either might be here later today or tomorrow, I can be available to meet with either of you Monday morning if one of you can be here by 9AM.

Rick

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, January 22, 2023 9:07 PM
To: Rami Yitzhak; Roni Elias
Cc: Jennifer Darrow; Edward Walendy; The Durbins; Rita Angelini
Subject: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Gentlemen, in my January 17 correspondence I indicated we were conducting a comparison of Elias' Xactimate versus the flood detail report for 17601 Captiva. That work is completed, and we would like to meet privately with the two of you tomorrow afternoon if possible to go over our findings. We and representative owners are feeling concerned and would like to gain a better understanding of what the actual price gap may be (from the \$1.5+ million we originally anticipated). We are also concerned some work not covered by insurance has started without our knowledge. We would like to discuss ways to ensure, for both parties, that all work is confirmed to be covered by our insurance before being started, and that our association is properly involved in the process. We look forward to discussing and resolving these concerns in a positive manner so that we can continue to move forward with you to reconstruct our community.

Thank you.

Rick

Jim Cillo

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, January 23, 2023 11:16 AM
To: James Cillo; Demetre Alexander Vrynios
Cc: Joe DiRienzi Jr.; Renee Sloan; Rami Yitzhak; Roni Elias
Subject: RE: 17601 Captiva.....Bamboo Installationcabinets
Attachments: IMG_2643.heic; IMG_2638.heic

Jim,

Sorry to beat a dead horse here but the plywood in yours and all houses (just confirmed this morning) is NOT 2 layers of $\frac{3}{4}$ " it is only 1 layer of $\frac{3}{4}$ ". The floor you have chosen in your home ..the manufacturer spec specifically requires minimum 1-1/8" sub-floor on joists that are 24" o.c. which the joists are also confirmed 24" o.c. in your home. This would mean to meet the manufacturer specs for the floor install to be done properly, 1 layer of at least $\frac{1}{2}$ " plywood should be installed (glued and screwed or nailed which we recommend screwed 8" o.c.) over the 1 layer of existing $\frac{3}{4}$ " subfloor. If you had this finish floor previously in your house it was not installed per spec which of course is your call if you want us to use your original installer. We would just need all this in writing for documentation purposes to release us of liability for not having it installed properly per manufacturers specs.

On a separate note, do you have a copy of your kitchen layout? It's a bit hard trying to figure out what was going on in your house with the cabinets and island the way it was left after demo. A layout would be very beneficial. And in looking at the existing base cabinets closer it's going to be very difficult to match the base boxes to the remaining uppers because they are face frame cabinets not full overlays, not to mention if it can even be done it will be pretty expensive to just replace bases vs replacing all the cabinets just starting over with new bases, new uppers, and new vanities. On top of all this there are still cabinets installed that have signs of mold in them which is even more an indication when they are removed the walls behind them will have moisture and mold that had not been remediated properly.

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: James Cillo <jamescillo@icloud.com>
Sent: Saturday, January 21, 2023 12:01 PM
To: Demetre Alexander Vrynios <demetre@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re: Bamboo Installaiton

The subfloor is double 3/4 ply, equivalent to 1 1/2"
Ralph is going to send an updated quote including the purchase and installation of vapor barrier. I'm good with him doing the install. In fact, I prefer him doing the email. This should eliminate any liability from Elias. Jim Cillo
Please forward to Joe jr as I do not have his email.

Sent from my iPhone

On Jan 21, 2023, at 11:52 AM, James Cillo <jamescillo@icloud.com> wrote:

The subfloor is double 3/4 ply, equivalent to 1 1/2"
Ralph is going to send an updated quote including the purchase and installation of vapor barrier. I'm good with him doing the install. Jim Cillo

Sent from my iPhone

On Jan 21, 2023, at 11:47 AM, Demetre Alexander Vrynios <demetre@ebgcontracting.com> wrote:

Jim,

This email is to address concerns Elias Brothers has regarding your bamboo floor. I'd like to point out and cover a handful of items, then get your acknowledgment on them prior to install. We understand you're comfortable scheduling Ralph with Bella Flooring to nail the floor covering in. Prior to scheduling, we need confirmation from you acknowledging the following.

- Specifications per the product require a subfloor of 1 1/8 inch to nail these planks down, correct install would require additional plywood installed on top of the existing subfloor. Ralphs quote does not include this.
- Specifications per the product require a vapor barrier on subfloors. Ralph's quote does not include this.
- Elias Brother is not able to guarentee quality of installation from a outside contractor provided by the home owner, or offer a warrenty in the event of improperly installed planks.

I've attached the specifications for install to this email for your review.

Thank you,

Demetre Vrynios
Project Coordinator Storm Team
4627 Arnold Avenue, Unit #201

Naples, Florida 34104
720.957.7051
Demetre@EBGContracting.com
www.Eliasbrothersgroup.com
<Outlook-t55m0l3b.png>

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

<cali_bamboo_flooring_installation_guide.pdf>



Elias Brothers General Contractor, Inc

Elias Brothers Roofing Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

Jim Cillo. CAP 250K
17601 CAPTIVA LN.

Recap by Category

O&P Items	Total	%
APPLIANCES	OK 5,981.18	2.30%
CABINETRY	OK 12,602.70	4.86%
CLEANING	1150 2,822.95	1.02%
CONTENT MANIPULATION	OK 1,601.14	0.62%
CONT: CEILING/WALL HANGINGS	OK 21.48	0.01%
GENERAL DEMOLITION <i>Delete</i>	2,803.48	1.08%
DOORS	<i>6000</i> 9,800.03	3.78%
DRYWALL	OK 12,497.19	4.82%
ELECTRICAL	OK 2,735.46	1.05%
FLOOR COVERING - CARPET	OK 4,478.35	1.73%
FLOOR COVERING - STONE	OK 281.83	0.11%
FLOOR COVERING - CERAMIC TILE	OK 2,450.71	0.94%
FLOOR COVERING - VINYL	OK 305.62	0.12%
FLOOR COVERING - WOOD	<i>35000</i> 46,395.03	18.11%
FINISH CARPENTRY / TRIMWORK	OK 10,635.04	4.10%
FINISH HARDWARE	OK 481.87	0.19%
FRAMING & ROUGH CARPENTRY	OK 2,431.04	0.94%
HEAT, VENT & AIR CONDITIONING	OK 403.57	0.16%
INSULATION	<i>3500</i> 6,321.33	2.44%
LABOR ONLY <i>Delete</i> <i>What is this?</i> <i>Delete</i>	7,072.00	2.73%
LIGHT FIXTURES	OK 237.32	0.09%
MOISTURE PROTECTION	<i>2,000</i> 4,907.52	1.89%
MIRRORS & SHOWER DOORS	<i>1500</i> 175.46	0.07%
INTERIOR LATH & PLASTER <i>Delete</i>	660.00	0.25%
PLUMBING	<i>3500</i> 6,214.45	2.39%
PAINTING	OK 18,443.37	7.11%
TOILET & BATH ACCESSORIES	OK 201.44	0.08%
TILE	OK 1,816.91	0.70%
TEMPORARY REPAIRS	895.00	0.34%
USER DEFINED ITEMS <i>Delete</i> <i>what is this?</i> <i>Delete</i>	5,797.72	2.23%
WINDOWS - SLIDING PATIO DOORS	OK 20,463.04	7.89%
WINDOW TREATMENT	OK 726.30	0.28%
WATER EXTRACTION & REMEDIATION <i>Delete</i>	959.81	0.37%
O&P Items Subtotal	<i>152,340.56</i> 194,047.34	74.78%
Non-O&P Items	Total	%
USER DEFINED ITEMS <i>Delete</i> <i>Delete</i>	850.00	0.33%



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4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Non-O&P Items		Total	%
Non-O&P Items Subtotal	850.00	850.00	0.33%
O&P Items Subtotal	152,540. ⁷⁰	194,047.34	74.78%
Material Sales Tax	4,000	4,880.59	1.88%
Storage Rental Tax		OK 31.16	0.01%
Overhead	18,209. ¹⁷	29,844.42	11.50%
Profit	18,209. ¹⁷	29,844.42	11.50%
Total	192,758. ⁹⁰	259,497.93	100.00%

17601 Captiva Insurance Cap is 250,000

192,758.90 Rebuild by EBG

46,371.15 Remediation

239,130.05

10,869.95 under the 250K CAP.

OR ABOUT 4% under the CAP.

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 25, 2023 10:03 PM
To: Elizabeth Brath
Cc: Roni Elias; Rami Yitzhak; Brandon Leonard; david@rkrestorationservices.com; Renee Sloan
Subject: Xactimate final revisions for 17601 Captiva Lane Island Park (Jim Cillos house)
Attachments: SKM_C360i23012521410.pdf

Importance: High

Elizabeth,

\$192,758.90 is my comfortable revised rebuild # for 17601 Captiva Lane. Please take note after making final revisions on the two pages (attached) Brandon and I did some comparison math of the final # vs that particular homes insurance cap. Obviously those notes on the bottom of page 2 are only for our EBG internal discussion.

Brandon is officially moving to the Arnold Ave. office tomorrow, and I will be there for a bit for a 10 am meeting tomorrow morning so we are both available to go over this with you if you have questions.

The goal for tomorrow is to make these revisions as early as possible in the a.m. (by about 10am) to this Xactimate so we can provide a copy of it to Rick and the board during the day (around noon) so they have time to review it as to be prepared for our 5:30 pm conference call/meeting with them tomorrow night.

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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ddjdurbin@gmail.com

From: ddjdurbin@gmail.com
Sent: Tuesday, January 24, 2023 6:42 PM
To: 'Renee Sloan'
Cc: 'Edward Walendy'; 'Rick Roudebush'
Subject: RE: Island Park 5.2 - Bi-Weekly Phone conference & Meeting with Insurance Adjuster

I contacted our insurance adjuster, Doug. He is available next Tuesday or Wednesday anytime after 11:00 EST (10:00 CST, which is his time zone).

We do need to add Jennifer Darrow, our new CAM, to the bi-weekly call. Also, I do not need to attend (either Jennifer or the association members on the call will direct any insurance adjuster questions that come up to me).

Many thanks for your help with setting these meetings up.

Deanna Durbin
IPV V2 Secretary

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 6:24 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>
Subject: Re: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/3/23)

Thank you Renee, but please remove everyone from Pegasus.
Rick

On Tue, Jan 24, 2023 at 4:15 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 3rd 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be February 17th at 11:00. Invite to follow.**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**
To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

ISLAND PARK S. 2.

Conference call -

TUESDAY
11/24/23

Roll call -

Intro- Rita - Residence - Volunteer
Keep track of Financials.

SP

Dina

Cam Jenner

Island Park

- Serious Concerns :

X-marks - Cost Comparison.
16701 Manco

① Set 5:30 - Thursday 1/26/23

② Set tent 1/31/23 or 2/1/23
with Doug - Estimator.
Follow up w Time

③ Already set is the 11:00 on 2/3/23

1/31/23 - 5:00 - W Board → Island Park
2/1/23 - 11:00 - W Adjuster → Meeting Requests

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 10:17 PM
To: Renee Sloan
Subject: Fwd: Island Park 5.2 - Bi-Weekly Phone conference & Meeting with Insurance Adjuster

I am SO sorry, Renee. To be clear, only Jennifer Darrow needs to be included on conference calls. All group calls. My apologies for any confusion. We are rookies at this stuff 😊
Rick

* Fixed All meetings on 1/24/23 RRS

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

From: <ddjdurbin@gmail.com>
Date: Tue, Jan 24, 2023 at 6:42 PM
Subject: RE: Island Park 5.2 - Bi-Weekly Phone conference & Meeting with Insurance Adjuster
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>, Rick Roudebush <rrroudebush@gmail.com>

I contacted our insurance adjuster, Doug. He is available next Tuesday or Wednesday anytime after 11:00 EST (10:00 CST, which is his time zone).

We do need to add Jennifer Darrow, our new CAM, to the bi-weekly call. Also, I do not need to attend (either Jennifer or the association members on the call will direct any insurance adjuster questions that come up to me).

Many thanks for your help with setting these meetings up.

Deanna Durbin

IPV V2 Secretary

Rescheduled 1/31/23 5:00 → Canceled 1/26/23 - 5:30

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 6:24 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>
Subject: Re: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/3/23)

✓ Keep - 2/3/23 11:00
Bi Weekly
- 2/1/23 - 11:00 Adjuster

Thank you Renee, but please remove everyone from Pegasus.

Rick

On Tue, Jan 24, 2023 at 4:15 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 3rd 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be February 17th at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Does 3 pm work for everyone?

Jennifer Darrow, CAM

[8840 Terrene Court, Suite 102](#)

[Bonita Springs, FL 34135](#)

(239)454-8568 Fax (239)454-5191

jennifer@pegasusc.com



From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Tuesday, January 24, 2023 8:25 AM

To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>

Cc: Jennifer Darrow <jennifer@pegasusc.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>

Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Rami, we assume you will be setting up this call and also tomorrow afternoon's call with Doug Malone, Adjuster. Are we still on for these calls?

Thank you,

Rick

On Mon, Jan 23, 2023 at 12:49 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Good afternoon Rick,

Unfortunately our schedule today is very tight and we will not be able to schedule a conf. call. How about tomorrow? Can we call you in the afternoon?

① Islands Park Meeting

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, January 20, 2023 7:02 AM
To: Renee Sloan
Subject: Fwd: Meeting Request

Follow Up Flag: Follow up
Flag Status: Flagged

Set this up please

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

Wednesday
Set for #1/1/23
11:00
~~Wed 1/25/23~~
With Adjuster (Doug Malone)
(Get w/ Roni/Steve)
Rami / Joe
Waiting on Steve
to confirm P&I Time

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From: Ross Biondo <rfsr1@hotmail.com>
Sent: Thursday, January 19, 2023 10:08:11 PM
To: Rick Roudebush <rroudebush@gmail.com>
Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <danilofior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Doug Malone <doug.malone@fgclaims.com>
Subject: Re: Meeting Request

Sent from my iPhone

On Jan 19, 2023, at 10:07 PM, Rick Roudebush <rrroudebush@gmail.com> wrote:

Roni, Rami and Joe Sr., can you please have someone set up a RingCentral meeting with Doug Malone, Deanna, Ed Walendy, myself and whoever you would like from EBC for sometime next Tuesday afternoon? This meeting will be to discuss the reconstruction processes with our insurance adjuster.

Thank you,

Rick

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

From: **Doug Malone** <doug.malone@fgclaims.com>

Date: Thu, Jan 19, 2023 at 9:13 PM

Subject: Re: Meeting Request

To: Rick Roudebush <rrroudebush@gmail.com>

That will work for me.

Thanks

Thank you,

Doug Malone
Adjuster



(318)290-0611 Phone
(866)400-6702 Fax

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Thursday, January 19, 2023 7:15:37 PM

No Wednesday

To: Doug Malone

Cc: The Durbins; Roni Elias; Rami Yitzhak; Edward Walendy; Jennifer Darrow

Subject: Meeting Request

Doug, Deanna has informed me you talked today and you are willing to do a teleconference with Elias Brothers Construction (EBC) and board members Deanna, Ed Walendy and myself Tuesday afternoon. I believe EBC would be willing to set this up via RingCentral if this is agreeable with you.

I will call and follow up with you tomorrow morning.

Thank you,

Rick Roudebush

Acting President

Section V.2.

Island Park Village

17641 Marco Island Lane

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, January 20, 2023 12:12 PM
To: Renee Sloan
Cc: Rami Yitzhak; Roni Elias; Joe DiRienzi Sr.; Demetre Alexander Vrynios; James Cillo; Joe DiRienzi Jr.; norm riess; Danilo Fior; Rita Angelini
Subject: Re: Island Park 5.2 Please join the RingCentral conference. The Conference will start at 11:00 am on Friday January 20th, 2023

Renee, Doug Malone can do a RingCentral meeting anytime next wednesday. Would you please set this up for us after you find the best time for EBC reps?
Thank you.

On Fri, Jan 20, 2023 at 10:45 AM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Please see the attached status update for the meeting today at 11:00

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

Subject: Island Park : Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work
Location: either telephone call - see email below / or island park site (speak with Rami)
Start: Tue 1/24/2023 3:00 PM
End: Tue 1/24/2023 4:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Sr.; Rami Yitzhak; Brandon Leonard; Roni Elias

Joe,
This is what was sent out, apparently, it does not transfer to your actual calendar.

See all information below – Renee 😊

From: Renee Sloan
Sent: Tuesday, January 24, 2023 10:50 AM
To: Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: Island Park - Conference call 3:00 - Tuesday January 24th 2023

Please join the RingCentral conference. The Conference will start at 3:00 today January 24, 2023.

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Per email requests below:

Yes, 3:00 will work for today's call.

As for tomorrow, we can do 11:00 or 1:00. Please advise what time will work. I assume you will coordinate the time with Doug, correct?

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Rick Roudebush
Sent: Tuesday, January 24, 2023 9:50 AM
To: Jennifer Darrow <jennifer@pegasusc.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

It does for me.
Thank you.

On Tue, Jan 24, 2023 at 9:20 AM Jennifer Darrow <jennifer@pegasusc.com> wrote:
Hi Everyone,

Does 3 pm work for everyone?

Jennifer Darrow, CAM
[8840 Terrene Court, Suite 102](http://8840%20Terrene%20Court,%20Suite%20102%20Bonita%20Springs,%20FL%2034135)
[Bonita Springs, FL 34135](http://Bonita%20Springs,%20FL%2034135)
(239)454-8568 Fax (239)454-5191
jennifer@pegasusc.com



From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 8:25 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Jennifer Darrow <jennifer@pegasusc.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Rami, we assume you will be setting up this call and also tomorrow afternoon's call with Doug Malone, Adjuster. Are we still on for these calls?

Thank you,
Rick

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Unfortunately our schedule today is very tight and we will not be able to schedule a conf. call. How about tomorrow?
Can we call you in the afternoon?

Rami Yitzhak
Principal
[Elias Brothers Group](http://Elias%20Brothers%20Group)
[3570 Enterprise Avenue](http://3570%20Enterprise%20Avenue)
[Suite #100](http://Suite%20#100)
[Naples, FL 34104](http://Naples,%20FL%2034104)

Ph: [239.354.2080](tel:239.354.2080)
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rick Roudebush

Sent: Sunday, January 22, 2023 9:07 PM

To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>

Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Rita Angelini <rtangel8@yahoo.com>

Subject: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Gentlemen, in my January 17 correspondence I indicated we were conducting a comparison of Elias' Xactimate versus the flood detail report for 17601 Captiva. That work is completed, and we would like to meet privately with the two of you tomorrow afternoon if possible to go over our findings. We and representative owners are feeling concerned and would like to gain a better understanding of what the actual price gap may be (from the \$1.5+ million we originally anticipated). We are also concerned some work not covered by insurance has started without our knowledge. We would like to discuss ways to ensure, for both parties, that all work is confirmed to be covered by our insurance before being started, and that our association is properly involved in the process. We look forward to discussing and resolving these concerns in a positive manner so that we can continue to move forward with you to reconstruct our community.

Thank you.

Rick

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

Subject: Canceled: Initial Flood Adjuster Meeting Island Park
Location: 3570 Enterprise Ave (3570 Enterprise Ave, Naples, Florida 34104, United States)

Start: Wed 1/25/2023 1:00 PM
End: Wed 1/25/2023 2:00 PM
Show Time As: Free

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Demetre Alexander Vrynios

Importance: High

TUESDAY

Conference call - 1/24/23

Roll call -

Intro- Rita - Residence - Volunteer
Keep track of Financials.

SP

Dina

Cam Jenner?

Island Park

- Serious Concerns :X-marks -) COST Comparison.
14701 Blanco

-
- ① Set 5:30 - Thursday 1/26/23
 - ② Set tent 1/31/23 or 2/1/23
with Follow up w Time
with Doug - Estimator.
 - ③ Already set is the 11:00 on 2/3/23
-

1/31/23 - 5:00 - W BOOBA → Island Park
2/1/23 - 11:00 - LI Adjuster → Meeting Requests

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 10:17 PM
To: Renee Sloan
Subject: Fwd: Island Park 5.2 - Bi-Weekly Phone conference & Meeting with Insurance Adjuster

I am SO sorry, Renee. To be clear, only Jennifer Darrow needs to be included on conference calls. All group calls. My apologies for any confusion. We are rookies at this stuff 😊
Rick

* Fixed All meetings on 1/24/23 RRS

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

From: <ddjdurbin@gmail.com>
Date: Tue, Jan 24, 2023 at 6:42 PM
Subject: RE: Island Park 5.2 - Bi-Weekly Phone conference & Meeting with Insurance Adjuster
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>, Rick Roudebush <rrroudebush@gmail.com>

I contacted our insurance adjuster, Doug. He is available next Tuesday or Wednesday anytime after 11:00 EST (10:00 CST, which is his time zone).

We do need to add Jennifer Darrow, our new CAM, to the bi-weekly call. Also, I do not need to attend (either Jennifer or the association members on the call will direct any insurance adjuster questions that come up to me).

Many thanks for your help with setting these meetings up.

Deanna Durbin
IPV V2 Secretary

Rescheduled ← → Canceled
1/31/23 5:00 ← → 1/26/23 - 5:30

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 6:24 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>
Subject: Re: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/3/23)

✓ Keep - 2/3/23 11:00
Bi-Weekly
- 2/1/23 - 11:00 Adjuster

Thank you Renee, but please remove everyone from Pegasus.

Rick

On Tue, Jan 24, 2023 at 4:15 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 3rd 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be February 17th at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

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Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Re sent 3:00 TODAY !!!
1/24/23

Renee Sloan

From: Renee Sloan
Sent: Tuesday, January 24, 2023 10:50 AM
To: Rick Roudebush; Jennifer Darrow
Cc: Edward Walendy; Rita Angelini; Roni Elias; Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Sr.; Brandon Leonard
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Participant Access: 650 086 743

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Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

Host #
269-635-373

Doug Malone
Sat Wed 11:00
2/1/23

From: Rick Roudebush
Sent: Tuesday, January 24, 2023 9:50 AM
To: Jennifer Darrow <jennifer@pegasuscam.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>; The Durbins <ddidurbin@gmail.com>
Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

It does for me.
Thank you.

On Tue, Jan 24, 2023 at 9:20 AM Jennifer Darrow <jennifer@pegasuscam.com> wrote:

Hi Everyone,

4511
4440-102
4444-

4511 unit 103
ELIAS - #01441

Does 3 pm work for everyone?

Jennifer Darrow, CAM

[8840 Terrene Court, Suite 102](#)

[Bonita Springs, FL 34135](#)

(239)454-8568 Fax (239)454-5191

jennifer@pegasuscam.com



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① Islands Park Meeting

Renee Sloan

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To: Renee Sloan
Subject: Fwd: Meeting Request

Follow Up Flag: Follow up
Flag Status: Flagged

Set this up please

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

Wednesday
Set for #1/1/23
11:00
~~Wed 1/25/23~~
With Adjuster (Doug Malone)
(Get w/ Roni/Steve)
Rami / Joe
Waiting on Steve
to confirm P.M. Time

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Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Doug Malone <doug.malone@fgclaims.com>
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Rick

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Date: Thu, Jan 19, 2023 at 9:13 PM
Subject: Re: Meeting Request
To: Rick Roudebush <rrroudebush@gmail.com>

That will work for me.

Thanks

Thank you,

Doug Malone
Adjuster



(318)290-0611 Phone
(866)400-6702 Fax

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, January 19, 2023 7:15:37 PM

To: Doug Malone

Cc: The Durbins; Roni Elias; Rami Yitzhak; Edward Walendy; Jennifer Darrow

Subject: Meeting Request

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I will call and follow up with you tomorrow morning.

Thank you,

Rick Roudebush

Acting President

Section V.2.

Island Park Village

17641 Marco Island Lane

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Subject: Re: Island Park 5.2 Please join the RingCentral conference. The Conference will start at 11:00 am on Friday January 20th, 2023

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Thank you.

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Please see the attached status update for the meeting today at 11:00

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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End: Tue 1/24/2023 4:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Sr.; Rami Yitzhak; Brandon Leonard; Roni Elias

Joe,

This is what was sent out, apparently, it does not transfer to your actual calendar.

See all information below – Renee 😊

From: Renee Sloan

Sent: Tuesday, January 24, 2023 10:50 AM

To: Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>

Cc: Edward Walendy <edwardwalendy65@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>

Subject: Island Park - Conference call 3:00 - Tuesday January 24th 2023

Please join the RingCentral conference. The Conference will start at 3:00 today January 24, 2023.

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Per email requests below:

Yes, 3:00 will work for today's call.

As for tomorrow, we can do 11:00 or 1:00. Please advise what time will work. I assume you will coordinate the time with Doug, correct?

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Rick Roudebush
Sent: Tuesday, January 24, 2023 9:50 AM
To: Jennifer Darrow <jennifer@pegasuscam.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

It does for me.
Thank you.

On Tue, Jan 24, 2023 at 9:20 AM Jennifer Darrow <jennifer@pegasuscam.com> wrote:
Hi Everyone,

Does 3 pm work for everyone?

Jennifer Darrow, CAM
[8840 Terrene Court, Suite 102](http://8840%20Terrene%20Court,%20Suite%20102%20Bonita%20Springs,%20FL%2034135)
[Bonita Springs, FL 34135](http://Bonita%20Springs,%20FL%2034135)
(239)454-8568 Fax (239)454-5191
jennifer@pegasuscam.com



From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 24, 2023 8:25 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Re: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Rami, we assume you will be setting up this call and also tomorrow afternoon's call with Doug Malone, Adjuster. Are we still on for these calls?

Thank you,
Rick

On Mon, Jan 23, 2023 at 12:49 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:
Good afternoon Rick,

Unfortunately our schedule today is very tight and we will not be able to schedule a conf. call. How about tomorrow?
Can we call you in the afternoon?

Rami Yitzhak
Principal
[Elias Brothers Group](http://Elias%20Brothers%20Group)
[3570 Enterprise Avenue](http://3570%20Enterprise%20Avenue)
[Suite #100](http://Suite%20#100)
[Naples, FL 34104](http://Naples,%20FL%2034104)

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Rick Roudebush

Sent: Sunday, January 22, 2023 9:07 PM

To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>

Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Rita Angelini <rtangel8@yahoo.com>

Subject: Urgent Meeting - Xactimate Estimate Cost Comparison / Unauthorized Work

Gentlemen, in my January 17 correspondence I indicated we were conducting a comparison of Elias' Xactimate versus the flood detail report for 17601 Captiva. That work is completed, and we would like to meet privately with the two of you tomorrow afternoon if possible to go over our findings. We and representative owners are feeling concerned and would like to gain a better understanding of what the actual price gap may be (from the \$1.5+ million we originally anticipated). We are also concerned some work not covered by insurance has started without our knowledge. We would like to discuss ways to ensure, for both parties, that all work is confirmed to be covered by our insurance before being started, and that our association is properly involved in the process. We look forward to discussing and resolving these concerns in a positive manner so that we can continue to move forward with you to reconstruct our community.

Thank you.

Rick

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

Subject: Canceled: Initial Flood Adjuster Meeting Island Park
Location: 3570 Enterprise Ave (3570 Enterprise Ave, Naples, Florida 34104, United States)

Start: Wed 1/25/2023 1:00 PM
End: Wed 1/25/2023 2:00 PM
Show Time As: Free

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Demetre Alexander Vrynios

Importance: High

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Thursday, January 26, 2023 6:35 PM
To: Rodney Salyers; Renee Sloan
Cc: Brandon Leonard; Joe DiRienzi Jr.; Roni Elias; Rami Yitzhak; Robyn Alice; Stacey Arendt
Subject: RE: Island Park 5.2 floor plans and addressing - Elias Brother Group

Agreedprovide the sprayed foam quotes please.

Joe DiRienzi Sr.

Restoration Division Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Rodney Salyers <rodney.salyers@truteam.com>
Sent: Wednesday, January 25, 2023 8:33 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Rodney Salyers <Rodney.Salyers@truteam.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>
Subject: RE: Island Park 5.2 floor plans and addressing - Elias Brother Group

Some people who received this message don't often get email from rodney.salyers@truteam.com. [Learn why this is important](#)

Let me see what I can do. Spray foam would currently be the best option . I wouldn't recommend doing a vapor barrier for it will trap moisture between the fiberglass and plastic .

Thank you

From: Renee Sloan <renee.sloan@elias-brothers.com>

Sent: Wednesday, January 25, 2023 3:34 PM

ELIAS - #00790

To: Rodney Salyers <rodney.salyers@truteam.com>

Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>

Subject: RE: Island Park 5.2 floor plans and addressing - Elias Brother Group

Good afternoon Rodney,

I know it has only been three business days since my request but I was just wondering if you had a time frame of when we could expect a quote from you. Please let me know when you get a chance. Thanks so much.

Kind regards,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com [nam12.safelinks.protection.outlook.com]

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From: Renee Sloan

Sent: Friday, January 20, 2023 3:59 PM

To: rodney.salyers@truteam.com

Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>

Subject: Island Park 5.2 floor plans and addressing - Elias Brother Group

Good afternoon Rodney,

Please see the attached files requested to provide quote a for R-30 insulation with a 10 mil vapor barrier with vapor barrier taped at seams for all crawl spaces and alternate quote for spray foam that equals the R-30 insulation. Joe is asking what is your lead time to get started on the homes once your quote has been signed.

Have a great weekend,

Renee Rae Sloan

ELIAS - #00791



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com [nam12.safelinks.protection.outlook.com]

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Renee Sloan

From: Renee Sloan
Sent: Wednesday, January 25, 2023 3:34 PM
To: rodney.salyers@truteam.com
Cc: Joe DiRienzi Sr.; Brandon Leonard; Joe DiRienzi Jr.; Roni Elias; Rami Yitzhak; Robyn Alice; Stacey Arendt
Subject: RE: Island Park 5.2 floor plans and addressing - Elias Brother Group

Tracking:	Recipient	Read
	rodney.salyers@truteam.com	
	Joe DiRienzi Sr.	
	Brandon Leonard	Read: 1/26/2023 3:52 PM
	Joe DiRienzi Jr.	
	Roni Elias	Read: 1/25/2023 7:05 PM
	Rami Yitzhak	Read: 1/25/2023 10:45 PM
	Robyn Alice	
	Stacey Arendt	

Good afternoon Rodney,
I know it has only been three business days since my request but I was just wondering if you had a time frame of when we could expect a quote from you. Please let me know when you get a chance. Thanks so much.

Kind regards,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
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From: Renee Sloan
Sent: Friday, January 20, 2023 3:59 PM

To: rodney.salyers@truteam.com

Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Robyn Alice <robyn.alice@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>

Subject: Island Park 5.2 floor plans and addressing - Elias Brother Group

Good afternoon Rodney,

Please see the attached files requested to provide quote a for R-30 insulation with a 10 mil vapor barrier with vapor barrier taped at seams for all crawl spaces and alternate quote for spray foam that equals the R-30 insulation. Joe is asking what is your lead time to get started on the homes once your quote has been signed.

Have a great weekend,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

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Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 25, 2023 10:03 PM
To: Elizabeth Brath
Cc: Roni Elias; Rami Yitzhak; Brandon Leonard; david@rkrestorationservices.com; Renee Sloan
Subject: Xactimate final revisions for 17601 Captiva Lane Island Park (Jim Cillos house)
Attachments: SKM_C360i23012521410.pdf

Importance: High

Elizabeth,

\$192,758.90 is my comfortable revised rebuild # for 17601 Captiva Lane. Please take note after making final revisions on the two pages (attached) Brandon and I did some comparison math of the final # vs that particular homes insurance cap. Obviously those notes on the bottom of page 2 are only for our EBG internal discussion.

Brandon is officially moving to the Arnold Ave. office tomorrow, and I will be there for a bit for a 10 am meeting tomorrow morning so we are both available to go over this with you if you have questions.

The goal for tomorrow is to make these revisions as early as possible in the a.m. (by about 10am) to this Xactimate so we can provide a copy of it to Rick and the board during the day (around noon) so they have time to review it as to be prepared for our 5:30 pm conference call/meeting with them tomorrow night.

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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4/25/23
gone to Rami for
Review - DS

INVOICING
for
Review
Jim Cillo
4/25/23

Date: April 25, 2023

Re: Invoicing – Jim Cillo – Island Park 5.2 - Change orders 1 &

CO- 1 Kitchen countertop upgrade = \$13,980.00 @ 20% Roni

CO-2 Kitchen upper cabinets = \$7,267.00 @ 20% Roni Discou

Total for changes orders = \$21,247.00 less 20% Roni Discoun

Less payments made on 3/29/23 (-) \$5,000.00

Less payments made on 3/30/23 (-) \$5,623.50

Total payments of \$10,623.50

\$16,997.00 – (change orders 1 &2)

(-) \$10,623.00 (payments received)

\$6,374.00 = Open balance due

Respectfully,

Renee Rae Sloan



* Mark Down
PER Roni -
3/29/23

Uppers

CO #2 7267 - $\frac{1454}{\text{Roni}} = 5813$



CO #1 13980 - 2796 = 11,184

Tops + Backsplashes. 21,247 - 4250 = 16,997

Date: Revised, March 29, 2023

Attn: Jim Cillo
RE: 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. - Restoration Department Manager/ PM / Estimator

Change Order #1

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for Jim Cillo Phase two Hurricane Ian damage repairs located at 17601 Captiva Island Ln, Fort Myers, FL 33908, as follows:

CHANGE ORDER #1 - KITCHEN COUNTERTOP UPGRADE	
<ul style="list-style-type: none"> Upgrade kitchen countertop to 3cm Quartz standard edge. (Fantasy Brown). This includes full backsplash. Sink to be provided by owner. 	<p>CHANGE ORDER \$13,980.00</p>
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

-2796.00
11,184.00

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr
Elias Brothers Group

Date: 3/29/2023

* DO NOT
Loose -

206 Calc.
PER Roni

4627 Arnold Avenue,

10-803-6415 • Fax 239-643-4918

W\PROJECT FILES\ISLAND PA

3/29/23

J.Cillo - James/Jim Cillo Proposals & Change
or

ELIAS - #01067



Date: March 20, 2023

Attn: Jim Cillo

RE: Change order #2 - 17601 Captiva Island Ln. Fort Myers FL 33908

REF: 12509

REP: Joe DiRienzi Sr. - Restoration Department Manager/ PM / Estimator

Change Order #2

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for *Jim Cillo Phase two Hurricane Ian damage repairs* located at **17601 Captiva Island Ln, Fort Myers, FL 33908**, as follows:

CHANGE ORDER #1 - KITCHEN UPPER CABINETS	
<ul style="list-style-type: none"> Remove & dispose of existing upper cabinets and replace with new upper cabinets. New upper cabinets to match new base cabinets that were only covered by the flood insurance carrier. 	<p>CHANGE ORDER \$7,267.00</p>
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

-1454
5813

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr Date: 3/20/2023
Elias Brothers Group

Island Park -

George McCann
ISSUE

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Thursday, January 26, 2023 1:13 PM
To: Demetre Alexander Vrynios
Cc: Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Jr.
Subject: Fwd: Condo Reconstruction

Demetre

Can you advise what this is about please. First I'm hearing of remediation not completed in this home. Our Electrician has inspected and repaired cleared this for hot check. Plumber hasn't got to it yet. PERMIT APP IS IN HE CANNOT JUST PULL OUT AND GET SOMEONE ELSE UNDER OUR SUBMITTED PERMIT.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, January 26, 2023 12:44:51 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Cc: Danilo Fior <danilofior47@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfsr1@hotmail.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Fwd: Condo Reconstruction

ELIAS - #00788

Roni, Raḡni and Joe Sr.,

·Please read the attached email from Mr. McCann at 17632 Captiva. Roni, I will give you a call back in a little while and we can also discuss this.

Rick

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

From: **George McCann** <mccannellsworth@gmail.com>

Date: Wed, Jan 25, 2023 at 10:12 AM

Subject: Condo Reconstruction

To: Rick Roudebush <rroudebush@gmail.com>, Deanna Durbin <ddidurbin@gmail.com>, <jennifer@pegasuscam.com>

To the V-2 Board and Management Company:

Upon my return to IPV after a three month absence, I am disappointed to see the lack of progress on both the remediation and reconstruction of my unit. I understand that Servpro was contracted to perform the remediation, though that was never completed. I initially agreed to allow Elias Bros. to perform the remediation, thinking it would be performed in a professional and timely manner. To-date, no remediation has been done by Elias Bros or their subcontractor RK. I've been given two reasons, at different times, for the lack of progress in the remediation, one from Demetre that I had refused to allow Elias Bros to do the work (verifiably untrue), and a second excuse that the Elias Bros subcontractor refused to perform the remainder of the remediation because it had originally been started by Servpro (does not ring true). At this point, work on my unit is way behind, and there has been no communication with me from either Pegasus or Elias Bros.

Based on the poor performance by Elias Bros and their subcontractor, and lack of progress on my unit, it is only reasonable for me to rescind my agreement to use Elias Bros for the remediation and reconstruction of my unit at 17632 Captiva Island Lane. Moving forward, I feel free to entertain estimates from outside contractors to perform the remediation steps left undone by Servpro and Elias Bros. I may also use an outside contractor for the reconstruction if I feel that their performance is superior to that I've experienced so far with Elias Bros. I expect that my flood and hurricane (wind) insurance compensation will not be adversely affected by my decision to use an outside contractor vs Elias Bros.

FYI, multiple dismantled outlets in the master bedroom and lanai, and a broken handle on the door to the lanai, were discovered upon my return to IPV.

I appreciate your attention to this matter.

Respectfully,

George McCann

17632 Captiva Island Lane,

Island Park.
Confirmations - ✓

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, January 27, 2023 11:23 AM
To: Roni Elias
Cc: Edward Walendy; Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; The Durbins
Subject: Follow Up from Yesterday Call/McCann email

Roni, just following up with a few things from yesterday's call. First thank you for moving the meeting to next Tuesday after I return from my trip. I'll be out of town from this afternoon until Tuesday. Will you be able to send any Xactimates today? Please also forward to Deanna, Rita and Ed when you do send them. ✓

✓ 15:00

yes. 4:00 - Brandon sent

I forwarded George McCann's email requesting to be removed from the contract for multiple reasons. Do I need to send a revised listing for inclusion into the contract? - ?

Please let us know the status for each item as soon as you can. I will be unavailable to talk after 1:30PM today.

Thank you,
Rick

See Email Attached →

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, January 27, 2023 11:49 AM
To: Joe DiRienzi Jr.; Hector Cruz
Cc: Renee Sloan
Subject: RE: PROPOSAL No. 3 - 17633 Captiva Lane - ROOF DAMAGE DUE TO FALLEN TREE

Correct. No drawings available.

Joe DiRienzi Sr.

Restoration Division Projects Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Friday, January 27, 2023 11:41 AM
To: Hector Cruz <hcruz@structusconsulting.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re: PROPOSAL No. 3 - 17633 Captiva Lane - ROOF DAMAGE DUE TO FALLEN TREE

They indicated to me that they have no original drawings, they were in the club house during the flood, and no one seems to have an electronic copy.

Regards,

Joe DiRienzi Jr.

Restoration Division's

Project Superintendent

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7393

Office: (239) 293-2442 Ext. 2005

joe.dirienzi.jr@elias-brothers.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Hector Cruz <hcruz@structusconsulting.com>
Sent: Thursday, January 26, 2023 8:16:43 PM
To: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: PROPOSAL No. 3 - 17633 Captiva Lane - ROOF DAMAGE DUE TO FALLEN TREE

Joe Jr.,

Have you had a chance to check with the homeowners of 17633 Captiva Lane to see if they managed to obtain a copy of the original record drawing plans?

They indicated that they were going to check with the local Bldg. Dept.

As I previously indicated, given the extent of the damage, the proposal will need to split into (3) distinct tasks, as follows:

- a. INVESTIGATION TASK - To document the construction of the roof system, and observe the extent of the damage, including to review the record drawing plans to be provided by the homeowners. Additionally, we would gather any information that may be needed to prepare the permit sets. Then analyze the feasibility of repairing versus replacing the roof, based on the current requirements set forth by the Florida Building Code (FBC).
- b. PERMIT SET - Prepare suitable structural repair details, as needed.
- c. CONSTRUCTION SERVICES: Provide periodic inspections during construction, as deemed necessary.

As soon as you forward to me the record drawing plans, I will review them and provide you with a quote/proposal.

--
Hector J. Cruz, P.E.
President
STRUCTUS CONSULTING, INC.
(305) 846-1376
hcruz@structusconsulting.com
4760 SW 57th Terrace,
Davie, FL 33314
www.structusconsulting.com

Renee Sloan

From: ddjdurbin@gmail.com
Sent: Friday, January 27, 2023 10:49 AM
To: 'Rick Roudebush'; Joe DiRienzi Sr.
Cc: 'Edward Walendy'; 'Joe Barker'; Rami Yitzhak; Renee Sloan; Roni Elias
Subject: RE: Blue Prints (Don't Laugh)
Attachments: 1998 Survey_Plots_Plans.pdf

Good morning, everyone. Attached is what's filed with Lee County. I'm not fully certain, but it appears none of the listed models match our units. The V2 units appear to be variations of other, unknown custom build plans. To my knowledge, the flood adjuster measured all rooms & sizes during inspections. Perhaps one unit could be measured to confirm.

Deanna Durbin
IPV V2 Secretary

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, January 27, 2023 10:15 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Joe Barker <joco4246@yahoo.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <roni.elias@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Fwd: Blue Prints (Don't Laugh)

Joe Sr., I may also have access to copies through Joe Barker. I have not called him back yet, but he left me a voicemail last night saying he had some in his storage pod. I will call him later this morning, but he lives at 17641 Captiva if you want contact him.

Rick

Forwarded message -----

From: Donna Anderson <adonnaa@gmail.com>
Date: Fri, Jan 27, 2023 at 7:37 AM
Subject: Re: Blue Prints (Don't Laugh)
To: Rick Roudebush <rrroudebush@gmail.com>
CC: Dave Bovio <bullydave@verizon.net>, Joe Barker <joco4246@yahoo.com>

I do believe that the floor plans for the different model units in your section were filed with Lee County. Ask Jennifer if she can help you. I know that our insurance adjusters were able to get the plans for our section.

Donna

On Thu, Jan 26, 2023 at 6:08 PM Rick Roudebush <rrroudebush@gmail.com> wrote:

Donna, Dave and Joe, I'm pretty certain I know the answer to my question, but do you know of blueprints for any specific unit or units that exist anywhere? I was requested to by our GC.
Thanks,
Rick

ISLAND PARK VILLAGE, SECTION V - PART 2
A CONDOMINIUM

Lying in Section 12, Township 46 South, Range 24 East,
 Lee County, Florida.

CONDOMINIUM PLAN BOOK PAGE

SHEET 4 OF 7

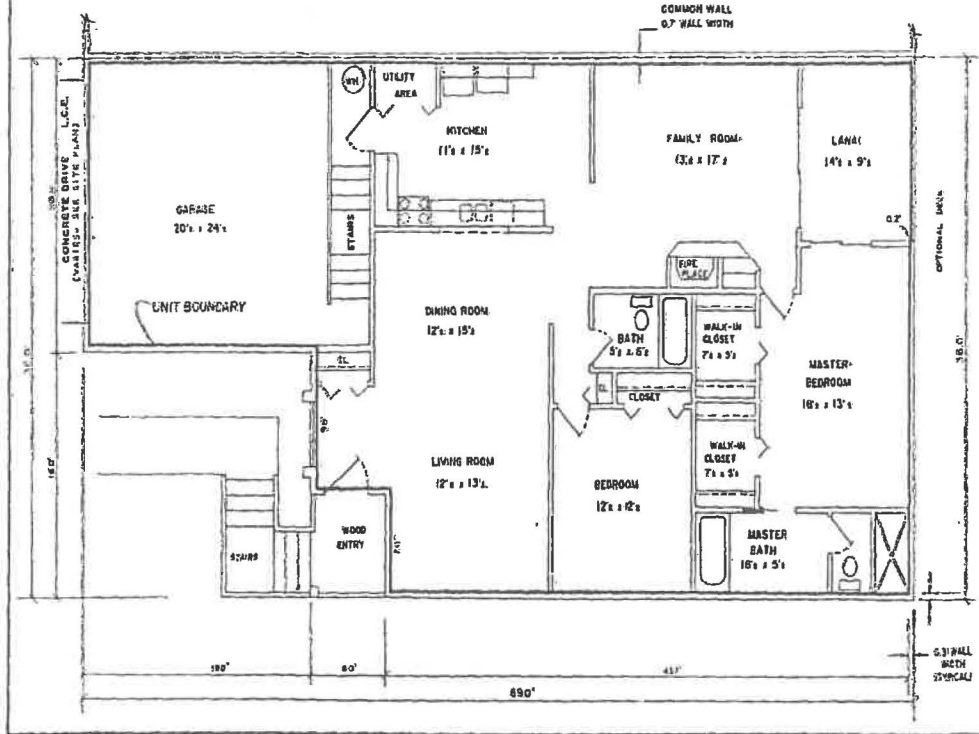
Dean, Pflieger, Lutz & Barnes, Inc.
 7311 McGregor Boulevard, Suite B
 Fort Myers, Florida 33919
 (813) 481-1331

THE "BOCA GRANDE II" MODEL

AS SHOWN OR REVERSE LAYOUT



UNIT BOUNDARY ELEVATIONS:
 - VERTICAL LAMBS
 (NOT TO SCALE)



PG3533

OR2057

30

PG3534

OR2057

ISLAND PARK VILLAGE, SECTION V - PART 2

A CONDOMINIUM

Lying in Section 12, Township 45 South, Range 24 East,
Lee County, Florida.

CONDOMINIUM PLAN BOOK PAGE

SHEET 5 OF 7

Dean Walker, Lots & Barren, Inc.
1814 McGregor Boulevard, Suite 8
Fort Myers, Florida 33919
(813) 481-1331



UNIT BOUNDARY ELEVATIONS:
- VERTICAL LINES
(NOT TO SCALE)

THE "BOCA GRANDE III" MODEL

AS SHOWN OR REVERSE LAYOUT

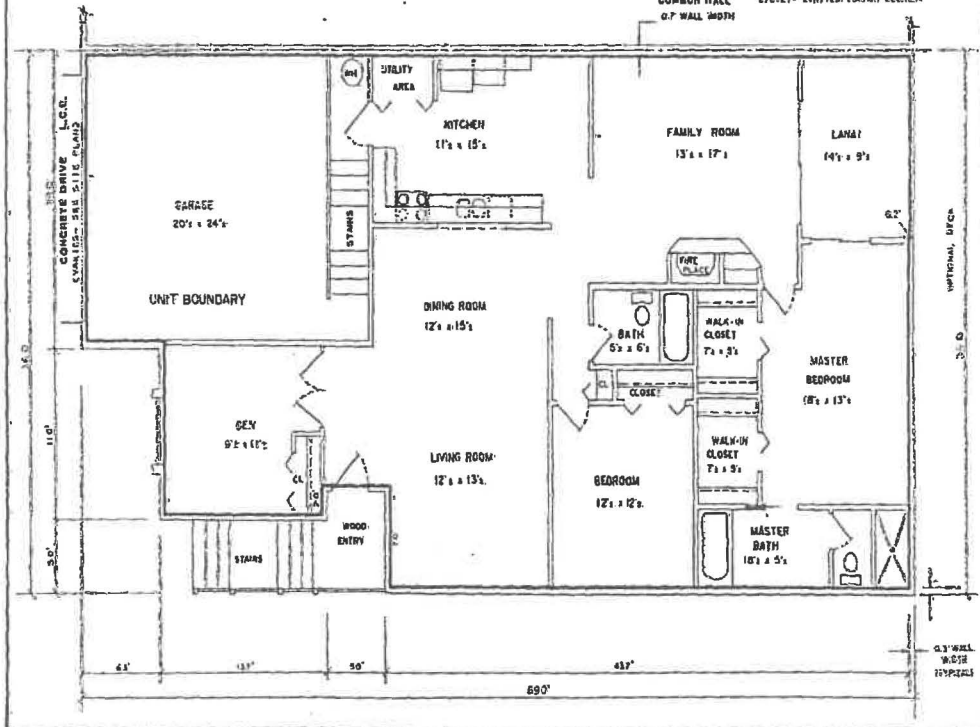


GRAPHIC SCALE

LEGEND

- H.H. = WATER HEATER
- CL = CLOSET
- L.C.E. = LIMITED COMMON ELEMENT

COMMON WALL
0.7" WALL THICK



PG3536

OR2057

ISLAND PARK VILLAGE, SECTION V - PART 2

A. CONDOMINIUM

Lying in Section 12, Township 46 South, Range 24 East,
Lee County, Florida.

CONDOMINIUM PLAT BOOK PAGE

SHEET 7 OF 7

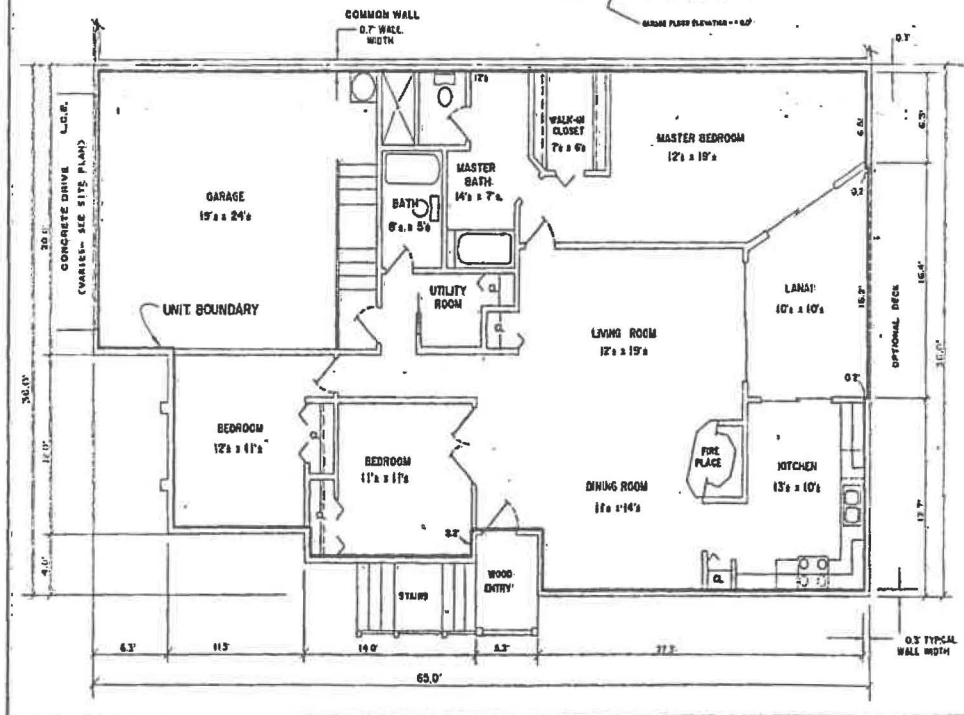
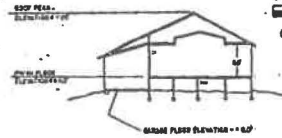
Bro. Whitaker, Lutz & Barnes, Inc.
13141. McGregors Boulevard, Suite 8
Fort Myers, Florida
(813) 481-1331

THE "USEPPA III" MODEL

•• AS SHOWN OR REVERSE LAYOUT ••

UNIT BOUNDARY ELEVATIONS:
- VERTICAL LIMITS
ONLY TO SCALE

4' 2' 0' 4'
GRAPHIC SCALE



5
C

Renee Sloan

Subject: Jim Cillo - On site meeting - Island Park
Location: 17601 Captiva Island Ln, Fort Myers, Florida 33908, United States

Start: Fri 1/27/2023 1:30 PM
End: Fri 1/27/2023 2:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Jr.; Joe DiRienzi Sr.; Demetre Alexander Vrynios
<demetre@ebgcontracting.com>

This is to discuss the flooring.

There were Two appointments set for this same day, reason for the cancellation and reschedule. – Renee

Island Park 5.2

Updated 1.27.23

Captiva Island Ln.

Insurance Cap	Flood Elev	Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
		17600	2	Yes Verified	no	Yes Verified	Yes	Yes	Yes	27-Jan			
		17601	1	Yes Verified	no	Yes Verified	Yes	Yes Verified	Yes	Yes	1/25/2023	1/30/2023	2/6/2023
		17602	3	Yes Verified	no	Yes Verified	Yes	Yes	Yes	1/27/2023			
		17603		Yes Verified	no	Yes Verified							
		17611	8	Yes has resident	no	IP							
		17613	9	Yes Verified	no	Yes Verified	Partially	TBD	2/1-2/8	TBD			
		17620		IP	no	IP							
		17631		Yes Verified	no	IP							
		17632	HOLD	IP	no	Yes Verified							
		17633	8/30/23	IP	no	IP							
		17641	7	Yes has resident	no	Yes Verified	Yes	Yes	1/27/2023	TBD			
		17642		Yes Verified	no	IP							
		17643		IP	no	Yes							
		17651		IP	no	IP							
		17653	11	IP	Yes	IP							

Marco Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors	Trim	Cabinets
17601	4	IP	Yes	Yes							
17623	12	IP	Yes	Yes							
17633		IP	no	IP							
17641	5	Yes has resident	no	Yes Verified	Yes	TBD	27-Jan	TBD			
17643	6	Yes has resident	no	Yes Verified	Yes	TBD	2/1-2/8	TBD			
17651											

Renee Sloan

Subject: Jim Cillo - On site meeting - Island Park
Location: 17601 Captiva Island Ln, Fort Myers, Florida 33908, United States
Start: Fri 1/27/2023 1:30 PM
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Recurrence: (none)
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Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Jr.; Joe DiRienzi Sr.; Demetre Alexander Vrynios
<demetre@ebgcontracting.com>

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Island Park 5.2

Updated 1.27.23

Captiva Island Ln.

Insurance Cap	Flood Elev	Unit #	Priority #	Plumbing completed		Needs repair to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
		17600	2	Yes	Verified	no	Yes	Verified	Yes	Yes		Yes	27-Jan			
		17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	1/25/2023	1/30/2023	2/6/2023
		17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes		Yes	1/27/2023			
		17603		Yes	Verified	no	Yes	Verified								
		17611	8	Yes has resident		no	IP									
		17613	9	Yes	Verified	no	Yes	Verified	Partially	TBD		2/1-2/8	TBD			
		17620		IP		no	IP									
		17631		Yes	Verified	no	IP									
		17632	HOLD	IP		no	Yes	Verified								
		17633	Work	IP		no	IP									
		17641	7	Yes has resident		no	Yes	Verified	Yes	Yes		1/27/2023	TBD			
		17642		Yes	Verified	no	IP									
		17643		IP		no	Yes									
		17651		IP		no	IP									
		17653	11	IP		Yes	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repair to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17623	12	IP		Yes	Yes									
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17641	5	Yes has resident		no	Yes	Verified	Yes	TBD		27-Jan	TBD			
17643	6	Yes has resident		no	Yes	Verified	Yes	TBD		2/1-2/8	TBD			
17651														



RICE INSULATION & GLASS
WORK AGREEMENT

License #:CGC 1518376

Emailed 2/11/23 to Rodney

Branch#: 488 | 8951 Alico Trade Center Rd | Ft Myers, FL 33912 | (239) 495-0344

CUSTOMER/BUILDER
ELIAS BROTHERS GROUP / 1803689
3570 ENTERPRISE AVE Suite 100
NAPLES, FL 34104
(239) 272-7542

JOB SITE INFORMATION
USEPPA III MODEL / INSULATION
17601 CAPTIVA LN
FORT MYERS, FL 33908

TRADE: INSULATION
QUOTE #: 81791350 / 1
ISSUE DATE: 01-30-2023
SALES PERSON: Salyers, Rodney Allen

Base

Table with 3 columns: Work Area, Item, Notes. Row 1: Crawl Space Ceiling, R-20 HIGH YIELD = 5.5 Nominal Inches OPEN CELL FOAM, SPRAY R20 OPEN CELL FOAM AT CRAWL SPACE. ALL OLD INSULATION REMOVED BY OTHERS IF NEEDED.

BASE TOTAL: \$5,222.00

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

Draft stop, fire block, fire stop (IBC 718.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

Contractor is willing to furnish to you all material and labor required for the Scope of Work, subject to the terms and conditions stated in this agreement.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 60 days after the Date stated above. If performance of this agreement extends beyond this 60 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 60 day period.

CUSTOMER:
By: _____
SIGNATURE TITLE
Company Name: _____

CONTRACTOR:
By: [Signature] SR G.C. / Project Dir. Manager.
SIGNATURE TITLE
Date: 2/11/23

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. **ACCEPTANCE.** This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty. Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accepted these provisions in exchange for such lower prices.

2. **LIMITED WARRANTY.** All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear; (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.

3. **INSURANCE.** Contractor shall maintain workers' compensation (employer liability), as required by law, and \$1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.

4. **LIMITATION OF REMEDIES.** Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the alleged damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.

5. **LIMITATIONS ON ACTIONS AND LIABILITY.** All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**

6. **PRICES, TERMS AND SHIPMENT.** No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.

7. **FORCE MAJEURE.** Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.

8. **CONFIDENTIALITY.** If you visit Contractor's premises or you otherwise receive any proprietary or confidential information from Contractor, you shall retain such information as confidential and not use or disclose it to any third party without Contractor's written consent.

9. **CREDIT APPROVAL.** Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions or security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.

10. **CANCELLATION.** This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.

11. **DEFAULT.** You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.

12. **ASSIGNMENT.** You may not assign this agreement or any claim against Contractor relating to this agreement.

13. **GOVERNING LAW.** This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.

14. **DISPUTES AND MANDATORY MEDIATION.** In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.

15. **INSULATION DOES NOT PREVENT FROZEN PIPES.** Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If you do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.

16. **SEVERABILITY.** If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.

17. **ENTIRE AGREEMENT.** This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.

18. **INDEMNITY.** Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.

1. **ACCEPTANCE.** This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.
2. **LIMITED WARRANTY.** All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear; (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.
3. **INSURANCE.** Contractor shall maintain workers' compensation (employer liability), as required by law, and \$1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.
4. **LIMITATION OF REMEDIES.** Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out of the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its' their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the alleged damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.
5. **LIMITATIONS ON ACTIONS AND LIABILITY.** All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**
6. **PRICES, TERMS AND SHIPMENT.** No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.
7. **FORCE MAJEURE.** Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.
8. **CONFIDENTIALITY.** If you visit Contractor's premises or you otherwise receive any proprietary or confidential information from Contractor, you shall retain such information as confidential and not use or disclose it to any third party without Contractor's written consent.
9. **CREDIT APPROVAL.** Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions or security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.
10. **CANCELLATION.** This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.
11. **DEFAULT.** You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.
12. **ASSIGNMENT.** You may not assign this agreement or any claim against Contractor relating to this agreement.
13. **GOVERNING LAW.** This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.
14. **DISPUTES AND MANDATORY MEDIATION.** In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.
15. **INSULATION DOES NOT PREVENT FROZEN PIPES.** Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If You do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.
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RICE INSULATION & GLASS

ADDENDUM

License #:CGC 1518376

Branch#: 488 | 8951 Alico Trade Center Rd | Ft Myers, FL 33912 | (239) 495-0344

CUSTOMER/BUILDER

ELIAS BROTHERS GROUP / 1803689
3570 ENTERPRISE AVE Suite 100
NAPLES, FL 34104
(239) 272-7542

JOB SITE INFORMATION

USEPPA III MODEL / INSULATION
17601 CAPTIVA LN
FORT MYERS, FL 33908

TRADE: INSULATION

QUOTE #: 81791350 / 1
ISSUE DATE: 01-30-2023
SALES PERSON: Salyers, Rodney Allen

Rice Insulation & Glass ("Contractor") and Customer each agree to amend the agreement ("Agreement") for the Project specified above as follows:

- 1. Customer has contracted with Contractor for the installation of spray polyurethane foam in accordance with the scope of work ("Work") specifically set forth in the Agreement. This Addendum modifies the terms of the Agreement and its exhibits and addenda. If any of the terms and conditions of this Addendum should conflict with any terms and conditions of the Agreement this Addendum shall control. These modifications are mutually agreed to by the parties and are supported by legal consideration. Customer's acceptance shall be evidenced by permitting Contractor to perform the Work.
2. Contractor agrees to incorporate by reference the scope of work and terms and conditions as set forth in Contractor's Proposal, dated January 30, 2023, including all exclusions contained therein.
3. In performing work, Subcontractor is not inspecting or assessing, and undertakes no responsibility to inspect or assess, the Project site (or any component or system thereof) for any purpose other than to perform the Work. The rights and obligations between Contractor and Customer concerning Work performed by Contractor shall be as expressly stated in the Proposal.
4. Customer acknowledges that the spray polyurethane products and the installation specifications selected by the Customer and described in the Work are subject to building codes and evaluation reports which contain express requirements and/or recommendations which are outside the Work unless expressly enumerated in the Proposal. Such requirements and/or recommendations may include, but are not necessarily limited to: installing a specified attic hatch; limiting entry to the attic or crawl space only for service of utilities and not permitting storage in the attic or crawl space; ensuring that (a) there are no interconnected attic, crawl space or basement areas, (b) the air in the attic or crawl space is not circulated to other parts of the building, (c) combustion air and attic ventilation is provided when required, (d) the attic assembly has been properly constructed and (e) a code official has provided the required inspections.
5. The Contractor bears no responsibility for the failure of the Customer, developer, builder, owner or subsequent owner, to use and maintain the attic space in strict accordance with the applicable building codes and evaluation reports.
6. Building codes may require, and evaluation reports may specify, a thermal barrier or ignition barrier be applied to the spray foam applied insulation. A thermal barrier or ignition barrier is not included within the Work unless specifically listed in the Proposal.

CUSTOMER:

CONTRACTOR:

By: _____

By: [Signature]

Date: _____

Date: 1/3/23

Renee Sloan

From: Renee Sloan
Sent: Friday, February 3, 2023 1:57 PM
To: Rodney Salyers
Cc: Joe DiRienzi Sr.
Subject: EBG - work agreement executed for 17601 Captiva Lane - Jim Cillo
Attachments: Rice - EBG - Jim Cillo - 17601 Captiva Lane - executed contract 2.3.23.pdf

Hi Rodney,

Please see the attached executed work agreement for 17601 Captiva Lane. Should you have any questions, please feel free to call the office anytime.

Have a great weekend.

Renee Rae Sloan



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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- Inbox 407
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Emails to myself
- Subscriptions
- Receipts
- Credits
- Travel
- Folders Hide
- + New Folder
- 2016 Football Pool 9
- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane Pl... 15
- 305 House Sale 21
- 4735 Roof 1
- A Publishing
- Amazon 6
- Anthology 28
- Appeal
- Aug Comm 1
- Blog Mine 1
- Blog Posts 210
- Book 59
- Bridget
- Camping 2
- Car 2
- Caravan 15
- Charity
- Coach 1

FW: V2 Latest Elias Estimates 2 Yahoo/IPV Reb...

From: ddjdurbin@gmail.com
To: 'Jennifer Darrow'
Cc: 'Rick Roudebush', 'Edward Walendy', 'Ross Biondo', 'Danilo Fior', 'Rita Angelini'

Hi Jennifer. I noticed you were not copied on the updated estimates from Elias. I am concerned that they increased, not decreased. And they may have even more issues than the first estimate (unit square footages appear to have doubled, etc.). There is no time for a detail review. Will you be at the follow-up meeting at 5:30 tonight? Rick will be attending (not sure about Ed & Rita) - I will not.

Can you tell us what company is doing section 4 reconstruction? Do they have any ballpark estimates for their reconstruction? Finding more information could be helpful to V2 at this time.

Thanks for any information you may be able to share with us.
 Deanna

From: Brandon Leonard <brandon.leonard@elias-brothers.com>
Sent: Monday, January 30, 2023 1:50 PM
To: Rick Roudebush <rrroudebush@gmail.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: : Edward Walendy <edwardwalendy65@gmail.com>; ddjdurbin@gmail.com
Subject: Fwd: Island Park Xactimate estimates

Good afternoon I am reforwarding this email out as we have received some feedback that it was not received by some people.
 Get [Outlook for iOS](#)

From: Brandon Leonard <brandon.leonard@elias-brothers.com>
Sent: Friday, January 27, 2023 3:57 PM
To: Rick Roudebush <rrroudebush@gmail.com>
Cc: : Edward Walendy <edwardwalendy65@gmail.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>; Roni Elias <Roni.Elias@elias-



Deanna Durbin
 ddjdurbin@gmail.com
 +13304722083
 Edit contact

College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7
Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	26
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25
IPV ARC Ins Cert	
IPV Board	2
IPV Elias	
IPV Elias Corres	
IPV Elias Legal	▼
IPV Elias Owners	
IPV Financials	11
IPV Insurance	
IPV Legal	3
IPV Owner	
IPV Property M	
IPV Rebuild	3
IPV Roofs	
IPV ServPro	1
IPV Six Sigma	
IPV Wind	
IPV Wind Damage	
IPV Xactimate	2
KiKi	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	22
Melinda	

brothers.com>

Subject: Island Park Xactimate estimates

Good afternoon ,

Here are three Xactimate estimates for reconstruction at Island Park for your review, these are examples of the three different primary floor plans. Please let us know if you have any questions or comments on these estimates.

Brandon Leonard



3570 Enterprise Ave, Suite 100
 Naples, FL 34104
 Office: 239-643-1624

Brandon.Leonard@elias-brothers.com
www.eliasbrothersgroup.com

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Download all attachments as a zip file



17600_Capti... .pdf
972.5kB



17603_Capti... .pdf
485.6kB



17601_Capti... .pdf
159.6kB



Jennifer Darrow

Tue, Jan 31, 2023 at 10:09 AM ☆

From:

jennifer@pegasuscam

To:

ddjdurbin@gmail.com

Cc: 'Rick Roudebush'

, 'Edward Walendy',

'Ross Biondo',

'Danilo Fior',

'Rita Angelini'

I was wondering why I hadn't seen anything yet. Yes, I will attend the follow up meeting tonight.

Morgan	17
NAMW	71
NCYC	2
OCWW	910
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	
Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

Section 4 is using Coastal Palms (CP) for reconstruction and done in phases. It's all done in a very controlled manner. Drywall and subfloors are done first followed by any exterior structure issues. They have quoted and been awarded roof replacements as well.

Jennifer Darrow, CAM
 8840 Terrene Court, Suite 102
 Bonita Springs, FL 34135
 (239)454-8568 Fax (239)454-5191
jennifer@pegasusc.com



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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, January 31, 2023 10:26 PM
To: Doug Malone
Cc: Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Sr.; The Durbins; Edward Walendy
Subject: Fwd: Island Park Xactimate estimates
Attachments: 17600_Captiva_Reconstruction.pdf; 17603_Captiva_Reconstruction.pdf; 17601_Captiva_Reconstruction.pdf

Doug, I am so sorry to get these to you this late before our call tomorrow at 11AM. However, this should help with tomorrow's call and help define our processes.

My apologies again.

Thank you,

Rick

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

From: Brandon Leonard <brandon.leonard@elias-brothers.com>
Date: Mon, Jan 30, 2023 at 1:49 PM
Subject: Fwd: Island Park Xactimate estimates
To: Rick Roudebush <rrroudebush@gmail.com>, Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>, Renee Sloan <renee.sloan@elias-brothers.com>, Roni Elias <Roni.Elias@elias-brothers.com>, Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: : Edward Walendy <edwardwalendy65@gmail.com>, ddidurbin@gmail.com <ddidurbin@gmail.com>

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Cc: : Edward Walendy <edwardwalendy65@gmail.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddidurbin@gmail.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Island Park Xactimate estimates

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Brandon Leonard



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Office: 239-643-1624

Brandon.Leonard@elias-brothers.com

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!!!

A NOTED-
SENT (3)

File COPY

Xactimate Reports on 1/27/23
4:00 PM

Renee Sloan

From: Brandon Leonard
Sent: Friday, January 27, 2023 4:00 PM
To: Rick Roudebush
Cc: : Edward Walendy; Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; The Durbins; Roni Elias
Subject: Island Park Xactimate estimates
Attachments: 17600_Captiva_Reconstruction.pdf; 17603_Captiva_Reconstruction.pdf; 17601_Captiva_Reconstruction.pdf

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Island Park 5.2.

1-31-27

5:00 pm

EBC. Rami - Joe - Brandon - Joe Jr. Renee - Roni
IP - Jim Cillo - Rick Lo - Rita - Ed

- Agenda - Review Exactimate Reports

Rick - ~~XXXXXX~~ - Captiva - 17601

17600 - Completely Drywalled.

Rick

1) What are your Expectations for Meeting with Adjustor -

Joe Sr. Replied - Insurance is noway near what it will cost - you will need to persuade - they will low ball - Jim Cillo - agrees -

Joe Sr. trying to explain the insurance adjustor process -

Roni - Jumped in - to explain - And offer to remind an insurance Adjustor to deal w Board

* → DeAnna primary contact w adjustor. (HOA)

Joe Cillo - questions - wanting Estimator send to the adjustor.

Roni says: Continue moving w Phase one -- Demo - plumbing AC framing Insulation - Drywall - then supply Bill to insurance company. to get more money - Get Supplement.

Island Park 5.2. Conference Call.
1/3/123

Roni - Speaking: "Goal": Have the Insurance Agree to Invoice Billed.

Rita - Rick both ASKED: if the Insurance wont pay - will EBG pay/eat the difference.

ED - Not wanting to go over Budget - Not wanting to pay out of pocket

Rick: Permits - will the permits stop work - ?

JOE: No - Pictures taken during. Should be fine. Should get permits any day

JOE - Explained why all permit Reason
1) Refuse since 2) Keeps unlicensed Contractors.

Rick - ROOFS - ~~looking~~ Looking for Public Adjuster - All roofs would need to be placed -

Flood to Doug - ~~cost~~ wants submit the (3) estimates to Doug
may take 2-3 weeks to come up w/ more money. -

~~ED~~ ED Doesnt want #1 - Spending other people's money

Roni - 1) if work done - send Supplement for extra

MAT to Drywall / trim / Paint -

Island Park 5.2.

1/3/22

Flood Money - Not Wind - ~~XXXXXXXXXX~~

- Don't install things that ~~XXXXXXXXXX~~
- Do not have anything to do with Flood Policy
- Slides - would be under flood.

Doug not from here - May not know
Florida Building code - need to show Doug
facts/proof of what items cost -

Jim Cillo - Agrees with Roni - needs to
prove to Insurance Adjuster.

Roni -

17600 Captiva Island OK	RCV	Non_Recovera	Total - RCV - NF	1345
Dumpster	\$1,123.95	\$0.00	\$1,123.95	
Living Room	\$18,958.11	\$0.00	\$18,958.11	
Master Bedroom	\$9,727.58	\$198.67	\$9,728.91	
Master Closet	\$0.00		\$0.00	
Hall Bath	\$5,526.71	\$0.00	\$5,526.71	
Kitchen	\$19,079.08	-\$34.44	\$18,544.64	
Garage	\$1,253.70	\$0.00	\$1,253.70	
Contractor O&P	\$15,835.34		\$15,835.34	
Taxes	\$307.71		\$307.71	
Total Proceeds	\$108,528.07		\$107,680.92	\$107,680.92
Less Unit Deductible			\$625.00	\$625.00
Net Proceeds			\$107,055.92	\$ 107,019.16

Remediation - 46,626.⁰⁷
 Rebuild 69,429.⁸⁵

EOG . 203,750.⁷⁵
 - 60,429.⁸⁵

 (143,320.⁹⁰)

17601 Captiva	RCV	Non_Recoverable	Total - RCV - N	1663
•				
Dumpster	\$1,123.95		\$1,123.95	
Bedroom 1	\$7,051.79		\$7,051.79	
Hall	\$1,456.07		\$1,456.07	
Bedroom 2	\$7,175.40		\$7,175.40	
Master Bedroom	\$11,812.29		\$11,812.29	
Master Water Closet	\$5,057.61		\$5,057.61	
Garage	\$460.10		\$460.10	
Contractor O&P	\$15,788.04		\$15,788.04	
Total Proceeds			\$106,403.37	\$ 106,403.37
Less Unit Deductible			\$6,500.00	65,176.12 Actual deductible
Net Proceeds			\$105,778.37	\$ 105,741.61

Insurance

Remediation → 46,371.15
 Rebuild → 59,370.46

EB6 192,880.66
 - 59,370.46

 (79,251.12)

17603.Captiva	RCV	Non_Recoverable	Total - RCV - N	1456
Dumpster	\$1,173.95		\$1,173.95	
Living Room	\$12,312.36	-\$165.85	\$12,146.51	
Halfway	\$1,907.61		\$1,907.61	
Bedroom	\$5,926.45	-\$111.47	\$5,814.98	
Master Bedroom				
Master Bathroom	\$5,796.23		\$5,796.23	
Kitchen	\$12,705.44		\$12,705.44	
Garage	\$40.11		\$40.11	
Sub-Total	\$70,735.94	-\$165.01	\$70,570.93	
Contractor O&P	\$17,983.00		\$17,983.00	
Taxes	\$1,982.11		\$1,982.11	
Total Proceeds			\$84,968.12	\$84,968.12
Less Unit Deductible			\$625.00	\$661.76 actual deductible
Net Proceeds			\$84,343.12	\$84,306.35

Insurance ← Reimbursement 38,921.46
 Rebuild 45,421.46

EBG - 205,831.82
 - 45,421.46

(160,410.36)

Renee Sloan

Subject: Island Park 5.2 Follow up meeting - Xactimate Estimate Cost Comparison
Location: telephone conference

Start: Tue 1/31/2023 5:00 PM
End: Tue 1/31/2023 6:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Roni Elias; Rami Yitzhak; Brandon Leonard; Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Edward Walendy <edwardwalendy65@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; ddjdurbin@gmail.com; Renee Sloan; Joe DiRienzi Jr.; Joe DiRienzi Sr.

Please join the RingCentral conference. (Rescheduled from Thursday January 26, 2023 to Tuesday January 31, 2023 at 5:00 pm EST)

The Conference will start at **5:00pm EST Tuesday**, January 31, 2023.

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Island Park 5.2.

1-31-27

5:00 pm

EBC.
IP - Rami - Joe - Brandon - Joe Jr. Rene - Roni
- Jim Cillo - Rick - Rita - Ed

- Agenda - Review Exactmate Reports

Rick - ~~XXXXXX~~ - Captiva - 17601

17600 - Completely Drywalled.

Rick

11 What are your Expectations for Meeting
with Adjustor -

Joe Sr. Replied - Insurance is now ^{at} near
~~what~~ what it will cost - - you will need to persuade
- they will low ball - Jim Cillo - agrees -

Joe Sr. trying to explain the insurance adjustor
process -

Roni - Jumped in - to explain - AM after
to remind an insurance Adjustor to deal w Board

* → DeAnna primary contact w adjustor (HOA)
Joe Cillo - questions - wanting estimator send
to the adjustor.

Roni says: Continue moving w Phase one. - Demo plumbing AC
framing Insulation - Drywall - then
Supply Bill to insurance company, to get
ra ore money - Get Supplement

Island Park 5.2. Conference Call.
1/3/123

Roni - speaking: "Goal": Have the Insurance Agree to invoice Billed.

Rita - Rick both Asked: if the Insurance wont pay - will EBG pay/eat the difference.

ED - Not wanting to go over Budget - Not wanting to pay out of pocket

Rick: Permits - will the permits stop work - ?

Joe: No - Pictures taken during. Should be fine. Should get ^{dry wall} permits any day

Joe - Explained why wall permit Reason
1) Refuse force 2) Keeps unlicensed Contractors.

Rick - ROOFS - ~~looking~~ Looking for Public Adjuster - All roofs would need to be placed -

Flood to Doug - ~~cost~~ Wants submit the (3) estimates to Doug - ~~cost~~ to Doug may take 2-3 weeks to come up w more money. -

~~ED~~ ED Doesnt want #1 - Spending other people's money

Roni - 1) if work done - send Supplement for extra

MAK to Drywall / trim / Paint -

Island Park 5.2.

1/3/22

Flood Money - Not Wind - ~~XXXXXXXXXX~~

- Don't install things that ~~XXXXXXXXXX~~
- Do not have anything to do with Flood Policy
- Slices - would be under flood.

Doug not from here - may not know
Florida Building code - need to show Doug
facts / proof of what items cost -

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Roni -

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Master Closet	\$0.00		\$0.00	
Hall Bath	\$5,526.71	\$0.00	\$5,526.71	
Kitchen	\$19,079.08	-\$534.44	\$18,544.64	
Garage	\$1,253.70	\$0.00	\$1,253.70	
Contractor O&P	\$15,835.34		\$15,835.34	
Taxes	\$3,002.75		\$3,002.75	
Total Proceeds	\$108,528.07		\$107,680.92	\$107,680.92
Net Proceeds			\$107,055.92	\$ 107,019.16

Remediation - 46,626.⁰⁷
 Rebuild 69,429.⁸⁵

EOG . 203,750.⁷⁵
 - 60,429.⁸⁵

 (143,320.⁹⁰)

17601 Captiva	RCV	Non_Recoverable	Total - RCV - N	1663
Disposal	\$1,125.95		\$1,125.95	
Bedroom 1	\$7,051.79		\$7,051.79	
Hall	\$1,458.07		\$1,458.07	
Bedroom 2	\$7,175.40		\$7,175.40	
Master Bedroom	\$11,812.29		\$11,812.29	
Master Water Closet	\$5,057.61		\$5,057.61	
Garage	\$460.10		\$460.10	
Contractor O&P	\$15,788.04		\$15,788.04	
Total Proceeds			\$106,403.37	\$ 106,403.37
Less: Unit Deductible			\$5,500	
Net Proceeds			\$105,778.37	\$ 105,741.61

Insurance

Remediation → 46,371.15

Rebuild → 59,370.46

EB6 192,880.66

- 59,370.46

(79,251.12)

17603.Cáptiva	RCV	Non_Recoverable	Total - RCV - N 1456	
Garage				
Garage	\$1,123.95		\$1,123.95	
Living Room	\$12,312.36	-\$115.85	\$12,196.51	
Bedroom	\$1,907.61		\$1,907.61	
Bedroom	\$5,926.45	-\$111.47	\$5,814.98	
Master Bathroom	\$5,796.23		\$5,796.23	
Kitchen	\$12,705.44		\$12,705.44	
Sub-Total	\$70,731.94	-\$115.01	\$70,616.93	
Contractor O&P				
Taxes	\$1,982.11		\$1,982.11	
Total Proceeds			\$84,968.17	\$84,968.17
Less Unit Deductible			\$625.00	\$661.76 actual deductible
Net Proceeds			\$84,343.17	\$84,306.41

Insurance < Rebuild 38,921.46
Rebuild 45,421.46

EBL - 205,831.82
- 45,421.46

(160,410.36)

Island Park 5.2. (247-930-4000)
2/1/23 - 11:00 am Phone Conference (269-635-373)

EBG - Joe - Rami - Renee - Roni
IP - Rick - ED - Doug - Malone - Rita
Jennifer - (prop manager)

Rick speaking - open up reviewing Estimate

Doug Malone - speaking: 17601 CAPITVA.
main level -- throughout. Nat Flood
insurance guidelines natural
will not pay any minimum changes.

they want everything broken down -
- This will adjust prices.

Not called

Toilets

Supervisor. Labor

clean ceiling fan

final clean

(contract items:)

Washer Dryer.

Drying - dehumidifier.

1) - Dry wall - 7.30 FT

2) Sub floor - Higher.

Share room
(17601 - 17603 - (1 Building))

~~MINIMUM~~ MINIMUM

30 to 60 Days. to

Submit ~~Estimate~~ Estimates.

for Payments.

Rick AS.

Does flood insurance cover

Electrical + plumbing - YES do to flood

Limited Coverage in Garage.

Built below 1st Elevated floor it

~~will~~ will have Limited Coverage →
ELIAS #01459

Island Park S.Z. 11:00 meeting
with Doug Malone.

Doug: Yes cover-fire wall (garage/living)
Crawl space no -

Floor joist? - included in cost of subfloor.
Accepted Repair

Rick Asked: Overhead & profit - 10% - 10%

Any allowance increasing?

Doug with ASK - If they can increase overhead

Doug ^{Budget} #^o for Appliances -
~~There~~ ^{will} be cost outside of what was covered

Make sure the SS is allocated to
the required items needed to finish in.

Rick ^{ASK} Ventilation Systems A/c - Duct work.
all were above the flood elevation so
no coverage for them.

X He DID SAY his Estimate would be lower.
- if you have prices to share give back up
of material prices -

Be ^{sk} - to get material prices on large items #5
to Doug Malone. - cabinets-sliders.
only lower

Island Park 5.2

11:00 Am. Conference call.

Doug: Contractor Broken - All need to provide Documentation - photos + written
- Get photos of broken slabs to ERG

ED: Are we way out of line with other Estimate?

~~properly dry equipment~~
They don't pay for dry equipment until all wet material removed. They won't pay for drying ~~wet~~ equipment.

Doug
Met with Michael on site

Jennifer ~~the estimate~~ (9,205.91 each unit Flat fee, make sheet → Line item - of all cost break down???)

* - Roni ^{asking} - Doug - how he can help get a ^{subplement} for
- Phase 1 - Drywall - base, plumbing - Electrical.

- Doug will prepare subplement - for more \$^{100k}

Island Park:

Need to provide Contract for Doug to perform the work for 17601 - ? So he can move forward with the subplement to the insurance carrier.

- Doug wants to start with one Building.
Provide to Progressive.



Island Park S.2. 2/1/23

11:00 Am Conference Call - Doug Malone
Pegas.

→ Jennifer to supply spread sheet to
Doug.Malone@FGClaims.com
- 318-290-0611

Deanna - Stepped down from the board -

↳ Doug would like only one point
of contact. - (Jennifer) !!

(END OF CONFERENCE CALL) !!

Renee Sloan

Subject: Conference Call -Island Park 5.2 - Doug Malone/Adjuster - EBG
Location: waiting on location and time to confirm

Start: Wed 2/1/2023 11:00 AM
End: Wed 2/1/2023 12:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Sr.; Roni Elias; Rami Yitzhak; Roni Elias <roni@ebgcontracting.com>; Doug Malone <doug.malone@fgclaims.com>; ddjdurbin@gmail.com; Edward Walendy <edwardwalendy65@gmail.com>; Renee Sloan; Rick Roudebush <rrroudebush@gmail.com>; Stacey Arendt <stacey@ebgcontracting.com>

Optional Attendees: Jennifer Darrow

Please join the RingCentral conference.

The Conference will start at **11:00am EST Wednesday, February 1, 2023.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

I will invite everyone once I get a confirmed time and date. KK

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Sent: Friday, January 20, 2023 7:02 AM

To: Renee Sloan <renee.sloan@elias-brothers.com>

Subject: Fwd: Meeting Request

Set this up please

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104

Mobile:239-272-7542

Office:239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com

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From: Ross Biondo <rfbsr1@hotmail.com>

Sent: Thursday, January 19, 2023 10:08:11 PM

To: Rick Roudebush <rrroudebush@gmail.com>

Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Doug Malone <doug.malone@fgclaims.com>

Subject: Re: Meeting Request

Sent from my iPhone

On Jan 19, 2023, at 10:07 PM, Rick Roudebush <rrroudebush@gmail.com> wrote:

Roni, Rami and Joe Sr., can you please have someone set up a RingCentral meeting with Doug Malone, Deanna, Ed Walendy, myself and whoever you would like from EBC for sometime next Tuesday afternoon? This meeting will be to discuss the reconstruction processes with our insurance adjuster.

Thank you,

Rick

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

From: Doug Malone <doug.malone@fgclaims.com>

Date: Thu, Jan 19, 2023 at 9:13 PM

Subject: Re: Meeting Request

To: Rick Roudebush <rrroudebush@gmail.com>

That will work for me.

Thanks

Thank you,

Doug Malone
Adjuster



(318)290-0611 Phone
(866)400-6702 Fax

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Thursday, January 19, 2023 7:15:37 PM

To: Doug Malone

Cc: The Durbins; Roni Elias; Rami Yitzhak; Edward Walendy; Jennifer Darrow

Subject: Meeting Request

Doug, Deanna has informed me you talked today and you are willing to do a teleconference with Elias Brothers Construction (EBC) and board members Deanna, Ed Walendy and myself Tuesday afternoon. I believe EBC would be willing to set this up via RingCentral if this is agreeable with you.

I will call and follow up with you tomorrow morning.

Thank you,

Rick Roudebush

Acting President

Section V.2.

Island Park Village

17641 Marco Island Lane

Island Park 5.2. Con France call.
2/3/23 -

CALL IN: 1-267-930-4000

Host # 269-635-373 - call in
(Guest # 650-086-743) - call in

IP - Jim Gillio - Rick -
EBG - Joe - Roni - Renee - Roni

Jim - Asked - checked plumbing on 17603
he says HO already had plumbing done - Joe SR
+ Joe SR to confirm.

Joe SR → 17632 Capiva - people are pulling out
- This is still under EBG permit - there
may be issues later.

Roni:
ants
be SR
Danni →

New addendum to Association
17601 + 17603 - to prepare
provide

Doug wants to show Insurance carrier Supplement

Doug next week to Jish addendum.

Jim Gillio - Thank you for spread sheet.

Wanted an updated spread sheet each
week - not every 2 weeks.

He would like to have spread sheet each
week -

To
Dr
Jish
calendar