Docket #0001 Date Filed: 3/1/2013

IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

IN RE:	)	**Chapter 11 No. 12-12032**
	)	
GMAC MORTGAGE, LLC,	)	**Jointly Administered under No. 12-12020**
Debtor,	)	
	)	**Adversary No. _____**
	)	

UNIVERSAL RESTORATION SERVICES, INC.'S
ADVERSARY COMPLAINT TO RECOVER MONEY PURSUANT TO
RULE 7001(1) OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE

Plaintiff, Universal Restoration Services, Inc. ("Universal"), brings this action against Debtor/Defendant, GMAC Mortgage, LLC ("GMAC") pursuant to Rule 7001(1) of the Federal Rules of Bankruptcy Procedure to recover money being held in trust for Universal by GMAC, and in support thereof, Universal states as follows:

PRELIMINARY STATEMENT

Universal is the plaintiff in a suit presently pending in the Circuit Court of Cook County, Illinois, Law Division (No. 11 L 004635) in which GMAC is a named defendant. The state court complaint against GMAC alleges (i) breach of fiduciary duty; (ii) breach of contract; (iii) fraud; and (iv) constructive trust (Counts I-IV, respectively). The state court action against GMAC has been moved to the "bankruptcy stay calendar" pending resolution of Universal's position in GMAC's bankruptcy. Through this adversary proceeding, Universal seeks a determination that monies GMAC holds for Universal in trust or escrow for the benefit of Universal (which is the basis for the state court complaint) are not "property of the estate" under § 541 of the United States Bankruptcy Code (the "Code").

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JURISDICTION AND VENUE

1. The Court has jurisdiction to hear this matter pursuant to 28 U.S.C. §157 and 1334 and 11 U.S.C §541. This is an adversary proceeding pursuant to Fed. R. Bankr. P. 7001(1) and a core proceeding pursuant to 28 U.S.C. §157(b)(2)(A) and (O).

2. Venue is proper in this district pursuant to 28 U.S.C. §1409(a).

PARTIES

3. Plaintiff, Universal, is an Illinois corporation, located in Cook County, Illinois.

4. Defendant, GMAC, is a mortgage provider and servicer and is an indirect, wholly owned subsidiary of Ally Financial Inc.

STATEMENT OF FACTS

5. Universal's claims against GMAC arise out of a foreclosure action GMAC filed against Jorge Escobar ("Escobar"), No. 09 CH 07418 in the Circuit Court of Cook County, Illinois, Chancery Division ("Foreclosure Action").

6. Before GMAC filed the Foreclosure Action, Universal had filed and recorded its claim for mechanic's lien ("Mechanic's Lien") against Escobar's residential property which was the subject of the Foreclosure Action in the amount of $54,936.32.

7. Universal was not named as a party in the Foreclosure Action, and therefore, it filed a motion to intervene and seeking leave to file its proposed answer and counterclaim to foreclose Mechanic's Lien, wherein Universal asserted the priority of its lien ahead of GMAC's mortgage.

8. The Mechanic's Lien was later resolved in the Foreclosure Action as part of a global agreement between Escobar, GMAC and Universal, pursuant to which Universal received

payment for that work from GMAC who had received funds from the Escobar's insurer to pay for work Universal performed at the property.

9. However, prior to the global agreement and prior to Universal's receipt of payment for the work, a fire occurred at Escobar's property causing new and additional damages.

10. Escobar and Universal thereupon entered into a written contract dated October 2, 2009 ("October 2, Contract"), whereby they agreed Universal would perform new and additional work on the property to repair the fire damage. A copy of the October 2, 2009 Contract is attached hereto as **Exhibit A**.

11. Universal prepared an estimate of $109,410.52 for fire damage repair work to be performed on the mortgaged property.

12. As a result of the contract between Escobar and Universal, an insurance claim was submitted to Auto Club Insurance Association ("ACIA"), the insurer insuring the property for fire damage. ACIA accepted its coverage obligation, and approved Universal's $109,410.52 initial estimate.

13. On or about August 21, 2009, ACIA insurance adjuster Karl Meinhardt communicated with Racquel Flores of GMAC regarding the initially approved $109,410.52 Universal estimate.

14. At all relevant times GMAC knew and was aware of the scope of the property damage, knew that Universal was performing the work at the property pursuant to the October 2, 2009 Contract , and knew that Escobar and ACIA had agreed to Universal performing the work to repair the fire damage pursuant to the estimate.

15. On August 24, 2009, ACIA issued check no. 30709708 payable to the Escobars, GMAC ***and Universal*** in the amount of $108,910.52, to pay Universal for the initial additional

repair work. A true and correct copy of the check is attached hereto as **Exhibit B**. The amount of the payment was based solely on Universal's estimate to repair the property, and it was mailed to Universal's home office.

16. To ensure timely payment to Universal, an oral agreement (subsequently incorporated into a court order in the Foreclosure Action) was made among counsel for the parties at a scheduled hearing in the Foreclosure Action whereby GMAC agreed to hold in escrow the $108,910.57 of insurance proceeds to pay Universal for fire repair damage work it had contracted to perform.

17. Counsel for Universal, GMAC and Escobar orally agreed at the hearing in the Foreclosure Action that GMAC, in the capacity of an escrowee, would hold the said $108,910.57 of insurance proceeds solely for the benefit of Universal ("Escrow Agreement"), and drafted an order reflecting that agreement.

18. Further, in connection with the Foreclosure Action, Universal, GMAC and Escobar entered into successive agreements whereby Universal would be paid for its earlier work and, that GMAC would receive the $108,910.57 of insurance proceeds pursuant to the Escrow Agreement to pay Universal for fire damage repair work it had contracted to perform.

19. Accordingly, as stated above, on September 22, 2009, the Circuit Court of Cook County entered an agreed order in the foreclosure proceeding ("September 2009 Order"), drafted and agreed to by attorneys for Escobar, GMAC and Universal, stating that: "GMAC is receiving a fully negotiable check for $108,910.52 for portion of prospective fire repair, to be held in escrow by GMAC & paid to Universal Restoration Services with customary draws as work proceeds." The foregoing September 2009 Order contemplated that the $108,910.52 was only a portion of the cost of the prospective fire damage repair work to be performed by Universal. The Escrow

Agreement and the September 2009 Order also contemplated that GMAC would pay Universal customary construction draws as its fire damage repair work progressed. A true and correct copy of the Order is attached hereto as **Exhibit C**.

20. At the time the September 22, 2009 order was entered, Universal agreed that GMAC could take possession of the check for the insurance proceeds based on representations made at the hearing by counsel for GMAC that the funds would be held in escrow for Universal and based on the inclusion of that language in the order.

21. Therefore, it stands to reason that GMAC knew Universal expected to be paid from the escrow funds when it agreed to the entry of the September 2009 Order, and the language of the September 2009 Order constituted an express promise by GMAC to pay Universal for its work from the escrowed funds.

22. GMAC accepted the $108,910.52 check issued by ACIA and on information and belief, negotiated the check and deposited the $108,910.57 of insurance proceeds in GMAC's own operating or other account.

23. While the initial October 2, 2009 Contract was for the sum of $109,410.52, on or about October 22, 2009, the October 2, 2009 Contract was amended by Universal and Escobar and increased to the amount of $151,691.04 ("Amended October 22, 2009 Contract") for necessary repair of additional fire damage to the property that had been identified. A true and correct copy of the Amended October 22, 2009 Contract is attached hereto as **Exhibit D**.

24. In reliance on the aforesaid representations, agreements and the September 2009 Order, Universal began performing fire damage repair work at the property pursuant to the Amended October 22, 2009 Contract. Universal initially completed work for the amount of $10,986.80, and sought payment from escrowed insurance proceeds being held by GMAC.

25. Despite Universal's foregoing request for payment, in violation of the Escrow Agreement, GMAC failed and refused to pay Universal the $10,986.80 progress payment due and owing to Universal.

26. At some point, due to the Foreclosure Action, Escobar vacated the property and surrendered possession thereof to GMAC, thereby requiring that GMAC cooperate with Universal to coordinate the remaining work, which included giving Universal access to the property in addition to paying Universal pursuant to the Escrow Agreement and September 2009 Order.

27. In conformity with the Escrow Agreement and the September 2009 Order, Universal submitted its progress payment requests to GMAC upon completing a portion of fire damage repair work.

28. GMAC failed to make payments to Universal from the funds it held in escrow, despite repeated requests by Universal. Such requests and communications about payment included, but were not limited to, communications from Universal with Racquel Flores, an employee of GMAC, on the following dates: September 28, 2009; October 2, 2009; October 19, 2009; October 26, 2009; November 5, 2009; December 14, 2009; and December 15, 2009.

29. Beginning on December 29, 2009, Universal also began communicating with GMAC employee Susan Turner about payments due for the work completed and about remaining fire damage repair work to be performed.

30. On December 30, 2009, Susan Turner confirmed with Universal the scope of the work to be performed and completed by Universal.

31. Thereafter, Universal continued to communicate and/or attempt to communicate with GMAC through March 31, 2010. GMAC failed to make any payments to Universal despite the repeated demands.

32. Thereafter, counsel for Universal contacted counsel for GMAC regarding the outstanding payment and to obtain GMAC's cooperation to allow the balance of the work to proceed.

33. GMAC failed to cooperate or communicate with Universal thereby preventing Universal from completing the remaining work under the Amended October 22, 2009 Contract and failed to pay Universal from escrowed insurance proceeds for fire damage repair work already completed pursuant to said agreement.

34. On information and belief, GMAC has retained for its own benefit all of the insurance proceeds it received as escrowee and is obligated to pay Universal pursuant to the Escrow agreement and the September 2009 Order.

CLAIMS FOR RELIEF

COUNT I

(Determination that Funds are not "Property of the Estate" under §541)

35. Plaintiff re-alleges and fully incorporates the allegations pleaded above as paragraphs 1-33 as if fully set forth herein.

36. Federal Rule of Bankruptcy Procedure 7001(1) states:

"An adversary proceeding is governed by the rules of this Part VII. The following are adversary proceedings:

> (1) a proceeding to recover money or property, other than a proceeding to compel the debtor to deliver property to the trustee, or a proceeding under § 554(b) or § 725 of the Code, Rule 2017 or Rule 6002."

37. Plaintiff, Universal brings this action pursuant to Rule 7001(1) to recover the funds being held in escrow by GMAC, as such funds are being held in trust for Universal and not "property of the estate" under § 541 of the Code.

38. The funds being held by GMAC are and at all relevant times have been held in trust for the benefit of Universal as re-affirmed and established as a matter of law by means of the September 2009 Order attached hereto as **Exhibit C**, and thus, such funds are not and never were property of GMAC's bankruptcy estate.

39. Universal is entitled to a turnover of said funds being held in trust by GMAC for its benefit in the amount of $108,910.52.

COUNT II

(Promissory Estoppel)

40. Plaintiff re-alleges and fully incorporates the allegations pleaded above as paragraphs 1-33 as if fully set forth herein.

41. GMAC made a clear and unambiguous promise to hold the funds in escrow and pay Universal as work on the original October 2, 2009 Contract and work on the Amended October 22, 2009 Contract progressed.

42. Plaintiff relied on GMAC's promise to make payments from the funds held in escrow when it entered into the October 2, 2009 Contract and the Amended October 22, 2009 Contract, agreed to the entry of the September 2009 Order in the Foreclosure Action, and agreed to surrender possession of the check to GMAC.

43. Plaintiff's reliance on GMAC's promise was foreseeable; especially in light of the entry of the September 2009 Order and the express language contained therein.

44. Plaintiff's reliance on GMAC's promise was to its detriment; as of the current date, Plaintiff has yet to be paid for the work already performed on the property or to realize the expectancy of the Amended October 22, 2009 contract, for which GMAC promised payment was to be made from the escrowed funds.

PRAYER

WHEREFORE, Plaintiff, Universal Restoration Services, Inc., respectfully requests that the Court enter an order:

(a) Declaring that the funds being held in escrow by GMAC are being held in trust for Universal and thus not property of the estate under § 541 of the Code;

(b) Determining that GMAC is estopped from claiming said funds are property of the estate pursuant to the doctrine of promissory estoppel;

(c) Directing GMAC to turn over said funds to Universal in the amount of $108,910.52;

(d) Granting Universal any other and further relief to which it may be entitled.

Dated: March 1, 2013

LEVENFELD PEARLSTEIN, LLC,

By: /s/ Jonathan P. Friedland

Jonathan P. Friedland [IL ARDC # 6257902]
Mitchell Bryan [IL ARDC # 6183011]
Jamie L. Burns [IL ARDC #6300120]
LEVENFELD PEARLSTEIN, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602
Phone: (312) 346-8380
Facsimile: (312) 346-8434

Counsel for Universal Restoration Services, Inc.

EXHIBIT A

TRACKING # 1020322

UNIVERSAL Restoration Services

AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Agreement made on 10/02/09.

Between the Owner:

Name: JORGE ESCOBAR
Address: 9640 LARAMIE ST
SKOKIE, IL 60077

Job # 46288

and the Contractor:

Universal Restoration Services, Inc.
390 Holbrook Drive
Wheeling, IL 60090

to complete the following work, repair or improvement:

See Attached Estimate # 46288

at the Property located at: 9640 LARAMIE ST
SKOKIE, IL 60077

for the Agreed Contract Amount of: $ 109,410.52.

50 % Down Payment: $_____ (required)

Balance Owed: $ 109,410.52.

Balance to be paid to **Universal Restoration Services** upon completion of the work.

OWNER (Signature)

JORGE ESCOBAR
(Printed name and title)

Universal Restoration Services (Signature)

(Printed name and title)

Universal Restoration Services

390 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

Client: Jorge Escobar
Property: 9640 Laramie Street
Skokie, IL 60077

Operator Info:
Operator: BBAVARO

Estimator: Brian Bavaro Business: (847) 561-6342

Type of Estimate: Water Damage
Date Entered: 3/10/2009 Date Assigned:

Price List: CHICAGO_2009_1ST_QTR
Restoration/Service/Remodel
Estimate: 45669-ESCOBAR-CODE

OUR MISSION @ UNIVERSAL RESTORATION SERVICES

Universal Restoration Services aspires to remove stress and uncertainty that occur when a property damage loss affects your life.

Restoring property utilizing the highest morals and ethics.

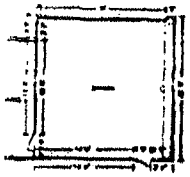
Serving our customers with excellence to ensure satisfaction.

Universal Restoration Services

390 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
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45669-ESCOBAR-CODE

Basement



Garage — Ceiling Height: 8'

504.67 SF Walls	388.33 SF Ceiling
893.00 SF Walls & Ceiling	388.33 SF Floor
43.15 SY Flooring	80.83 LF Floor Perimeter
79.83 LF Ceil. Perimeter	

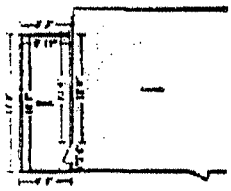
Missing Wall: 1 - 18'0" X 7'0" Opens into Exterior Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung & fire taped only	388.33 SF	0.00	1.28	497.06
1/2" drywall - hung & fire taped only	504.67 SF	0.00	1.18	595.51
Batt insulation - 6" - R19	504.67 SF	0.00	0.72	363.36
Clean stud wall	504.67 SF	0.00	0.56	282.62
Seal stud wall for odor control	504.67 SF	0.00	0.61	307.85
Seal floor or ceiling joist system	388.33 SF	0.00	0.73	283.48
Clean with pressure/chemical spray	388.33 SF	0.00	0.27	104.85
Overhead (garage) door opener - Detach & reset	1.00 EA	0.00	178.34	178.34
Cabinetry - upper (wall) units	8.67 LF	0.00	117.97	1,022.80
R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	17.35	270.95	288.30
R&R Door lockset - exterior	1.00 EA	9.72	46.63	56.35
Stain & finish casing	17.00 LF	0.00	1.10	18.70
Paint door slab only - 2 coats (per side)	1.00 EA	0.00	21.43	21.43
Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	21.49	21.49
Electrical				
R&R Ground fault interrupter (GFI) outlet	2.00 EA	3.51	28.35	63.72
R&R Switch	2.00 EA	3.91	15.46	38.74
R&R Outlet - High grade	1.00 EA	3.91	20.86	24.77
These need to be tamper resistant devices per the NEC 2008 code.				
R&R Porcelain light fixture	1.00 EA	6.48	29.58	36.06
R&R #14 to #16 gauge copper wire - stranded or solid	150.00 LF	0.34	0.75	163.50
R&R Central vacuum - cleaning system - Large	1.00 EA	180.01	2,946.09	3,126.10

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Wheeling, IL 60090
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Fax (888) 596-4996

CONTINUED - Garage

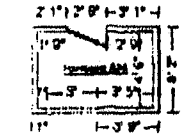
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
HVAC				
Totals: Garage				7,495.03



Crawl — Ceiling Height: 8"

360.00 SF Walls	98.12 SF Ceiling
458.12 SF Walls & Ceiling	98.12 SF Floor
10.90 SY Flooring	45.00 LF Floor Perimeter
45.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Batt insulation - 4" - R13	33.50 SF	0.00	0.58	19.43
Electrical				
R&R Porcelain light fixture	1.00 EA	6.48	29.58	36.06
Totals: Crawl				55.49



Furnace RM — Ceiling Height: 8'

164.00 SF Walls	31.50 SF Ceiling
195.50 SF Walls & Ceiling	31.50 SF Floor
3.50 SY Flooring	20.00 LF Floor Perimeter
23.00 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8" Opens into Exterior Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	31.50 SF	0.00	1.64	51.66
1/2" drywall - hung, taped, floated, ready for paint	164.00 SF	0.00	1.54	252.56
Batt insulation - 6" - R19	31.50 SF	0.00	0.72	22.68
Clean stud wall	164.00 SF	0.00	0.56	91.84
Seal stud wall for odor control	164.00 SF	0.00	0.61	100.04

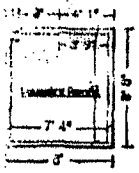
UNIVERSAL Universal Restoration Services

200 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

CONTINUED - Furnace RM

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Seal floor or ceiling joist system	31.50 SF	0.00	0.73	23.00
Seal then paint the walls and ceiling (2 coats)	195.50 SF	0.00	0.68	132.94
Paint door slab only - 2 coats (per side)	1.00 EA	0.00	21.43	21.43
Vinyl tile	31.50 SF	0.00	1.15	59.23
Baseboard - 2 1/4"	10.00 LF	0.00	2.49	24.90
Seal & paint baseboard - two coats	10.00 LF	0.00	0.99	9.90
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Electrical				
110 volt copper wiring run 1/2"conduit 15lf box/plug/switch	1.00 EA	0.00	118.53	118.53
HVAC				
R&R Furnace - forced air - 125,000 BTU	1.00 EA	48.92	1,805.62	1,854.54
Furnace sustained damage from the water and has quit working.				
R&R Furnace vent - aluminum, 3"	3.00 LF	0.48	10.53	38.03
Replace the exhaust vent to the water heater.				
R&R Furnace vent - double wall, 6"	35.00 LF	0.95	30.02	1,083.95
Replace the flue serving the furnace and water heater.				
R&R Ductwork system - hot or cold air - 1500 to 2199 SF home	1.00 EA	388.80	5,019.27	5,408.07
Duct system has sustained damage from the water. It is starting to oxidize and will rust over time.				
R&R Coil - 2 ton - cased	1.00 EA	44.18	485.16	529.34
Heat, vent, & air conditioning repair - Minimum charge	1.00 EA	0.00	335.00	335.00
To recover refrigerant and recharge unit.				
Plumbing				
R&R Humidifier unit	1.00 EA	29.33	596.72	626.05
R&R Water heater - 40 gallon - Gas - 12 yr	1.00 EA	44.97	1,125.49	1,170.46
Totals: Furnace RM				12,095.71

UNIVERSAL Universal Restoration Services
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Laundry Room — Ceiling Height: 8'

225.33 SF Walls	58.67 SF Ceiling
284.00 SF Walls & Ceiling	58.67 SF Floor
6.52 SY Flooring	27.67 LF Floor Perimeter
30.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8" Opens into Exterior Goes to Floor

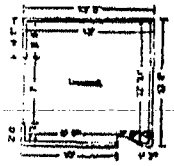
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	58.67 SF	0.00	1.64	96.22
1/2" drywall - hung, taped, floated, ready for paint	225.33 SF	0.00	1.54	347.01
Batt insulation - 6" - R19	58.67 SF	0.00	0.72	42.24
Clean stud wall	225.33 SF	0.00	0.56	126.18
Seal stud wall for odor control	225.33 SF	0.00	0.61	137.45
Seal floor or ceiling joist system	58.67 SF	0.00	0.73	42.83
Seal then paint the walls and ceiling (2 coats)	284.00 SF	0.00	0.68	193.12
Paint door slab only - 2 coats (per side)	1.00 EA	0.00	21.43	21.43
(Install) Shelving - 12" - in place	4.00 LF	0.00	5.44	21.76
(Install) Cabinetry - upper (wall) units	6.50 LF	0.00	34.94	227.11
(Install) Dryer - Gas - Standard grade	1.00 EA	0.00	185.51	185.51
(Install) Washer - Top-loading	1.00 EA	0.00	139.14	139.14
Baseboard - 2 1/4"	27.67 LF	0.00	2.49	68.90
Base shoe	10.00 LF	0.00	1.24	12.40
Seal & paint baseboard w/cap &/or shoe - two coats	27.67 LF	0.00	1.18	32.65
Vinyl tile	58.67 SF	0.00	3.15	184.81
Electrical				
R&R Breaker panel - 100 amp	1.00 EA	375.00	687.77	1,062.77
R&R #2 gauge copper wire - stranded or solid	15.00 LF	0.42	2.96	50.70
Need to replace panel due to water damage.				
110 volt copper wiring run 1/2"conduit 15lf box/plug/switch	1.00 EA	0.00	118.53	118.53
R&R Switch	2.00 EA	3.91	15.46	38.74
(Install) Light fixture	1.00 EA	0.00	38.17	38.17

UNIVERSAL **Universal Restoration Services**

300 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

CONTINUED - Laundry Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
110 volt copper wiring run and box - rough in only	1.00 EA	0.00	74.65	74.65
R&R Carbon monoxide detector - High grade	1.00 EA	8.62	92.57	101.19
CODE				
Circuit breaker - arc-fault circuit-interrupter (AFCI)	20.00 EA	0.00	62.78	1,255.60
Totals: Laundry Room				4,619.11



Basement — Ceiling Height: 8'

413.33 SF Walls	166.83 SF Ceiling
580.17 SF Walls & Ceiling	166.83 SF Floor
18.54 SY Flooring	51.67 LF Floor Perimeter
51.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung & fire taped only	166.83 SF	0.00	1.28	213.54
1/2" drywall - hung, taped, floated, ready for paint	413.33 SF	0.00	1.54	636.53
Clean stud wall	413.33 SF	0.00	0.56	231.46
Seal stud wall for odor control	413.33 SF	0.00	0.61	252.13
Seal floor or ceiling joist system	166.83 SF	0.00	0.73	121.79
Seal then paint the walls and ceiling (2 coats)	580.17 SF	0.00	0.68	394.52
Baseboard - 2 1/4"	51.67 LF	0.00	2.49	128.66
Seal & paint baseboard - two coats	51.67 LF	0.00	0.99	51.15
Carpet	191.86 SF	0.00	3.03	581.34
15 % waste added for Carpet.				
Carpet pad	166.83 SF	0.00	0.53	88.42
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Detach & Reset Window blind - horizontal or vertical - Large	1.00 EA	0.00	0.00	35.51

Universal Restoration Services

190 Holbrook Drive
Wheeling, IL 60090
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Fax (888) 596-4996

CONTINUED - Basement

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Electrical				
R&R Switch	1.00 EA	3.91	15.46	19.37
R&R Outlet - High grade	4.00 EA	3.91	20.86	99.08
These need to be tamper resistant devices per the NEC 2008 code.				
Install) Light fixture	2.00 EA	0.00	38.17	76.34
R&R Smoke detector - High grade	1.00 EA	3.62	81.54	90.16
R&R #14 to #16 gauge copper wire - stranded or solid	150.00 LF	0.34	0.75	163.50
Totals: Basement				3,235.01



Basement Sta — Ceiling Height: 17'

252.00 SF Walls — 27.00 SF Ceiling
279.00 SF Walls & Ceiling — 55.98 SF Floor
6.22 SY Flooring — 25.46 LF Floor Perimeter
21.00 LF Ceil. Perimeter

Missing Wall: 1 - 3'0" X 17'0" — Opens into Landing — Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	27.00 SF	0.33	1.64	53.19
1/2" drywall - hung, taped, floated, ready for paint	252.00 SF	0.00	1.54	388.08
Clean stud wall	252.00 SF	0.00	0.56	141.12
Seal stud wall for odor control	252.00 SF	0.00	0.61	153.72
Seal floor or ceiling joist system	55.98 SF	0.00	0.73	40.87
Seal/prime more than the floor perimeter - one coat	76.37 SF	0.00	0.37	28.26
Paint the walls - one coat	252.00 SF	0.00	0.40	100.80
Carpet	64.38 SF	0.00	3.03	195.07
15 % waste added for Carpet.				
Carpet pad	55.98 SF	0.00	0.53	29.67
Totals: Basement Sta				1,130.78

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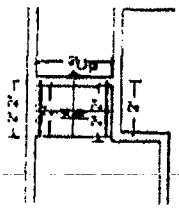
Landing — Ceiling Height: 8'

104.00 SF Walls	15.00 SF Ceiling
119.00 SF Walls & Ceiling	15.00 SF Floor
1.67 SY Flooring	13.00 LF Floor Perimeter
13.00 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 8'0" Opens into Basement Sta Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	15.00 SF	0.33	1.64	29.55
1/2" drywall - hung, taped, floated, ready for paint	104.00 SF	0.00	1.54	160.16
Clean stud wall	104.00 SF	0.00	0.56	58.24
Seal stud wall for odor control	104.00 SF	0.00	0.61	63.44
Seal floor or ceiling joist system	15.00 SF	0.00	0.73	10.95
Seal/prime the walls and ceiling - one coat	119.00 SF	0.00	0.37	44.03
Paint the walls and ceiling - one coat	119.00 SF	0.00	0.40	47.60
Carpet	17.25 SF	0.00	3.03	52.27
15 % waste added for Carpet.				
Carpet pad	15.00 SF	0.00	0.53	7.95
Baseboard - 2 1/4"	13.00 LF	0.00	2.49	32.37
Seal & paint baseboard - two coats	13.00 LF	0.00	0.99	12.87
Totals: Landing				519.43
Total: Basement				29,150.56

First Floor



Stair — Ceiling Height: 17'

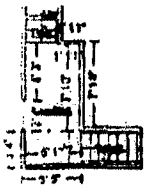
74.00 SF Walls	6.00 SF Ceiling
80.00 SF Walls & Ceiling	33.50 SF Floor
3.72 SY Flooring	19.21 LF Floor Perimeter
7.00 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 17'0" Opens into Landing Goes to Floor/Ceiling

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CONTINUED - Stair

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	6.00 SF	0.33	1.64	11.82
1/2" drywall - hung, taped, floated, ready for paint	80.00 SF	0.00	1.54	123.20
Clean stud wall	74.00 SF	0.00	0.56	41.44
Seal stud wall for odor control	74.00 SF	0.00	0.61	45.14
Seal floor or ceiling joist system	33.50 SF	0.00	0.73	24.46
Seal/prime the walls and ceiling - one coat	80.00 SF	0.00	0.37	29.60
Paint the walls and ceiling - one coat	80.00 SF	0.00	0.40	32.00
Carpet	38.52 SF	0.00	3.03	116.72
15 % waste added for Carpet.				
Carpet pad	33.50 SF	0.00	0.53	17.76
Totals: Stair				442.14



Landing — Ceiling Height: 9'

219.21 SF Walls	54.26 SF Ceiling
273.47 SF Walls & Ceiling	54.26 SF Floor
6.03 SY Flooring	25.83 LF Floor Perimeter
25.83 LF Ceil. Perimeter	

Missing Wall:	1 -	3'0" X 9'0"	Opens into Stair2	Goes to Floor/Ceiling
Missing Wall:	1 -	2'9" X 4'10"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3'0" X 9'0"	Opens into Stair	Goes to Floor/Ceiling

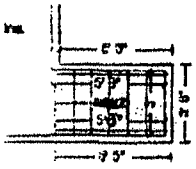
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	54.26 SF	0.33	1.64	106.90
1/2" drywall - hung, taped, floated, ready for paint	273.47 SF	0.00	1.54	421.14
Clean stud wall	219.21 SF	0.00	0.56	122.76
Seal stud wall for odor control	219.21 SF	0.00	0.61	133.72
Seal floor or ceiling joist system	54.26 SF	0.00	0.73	39.61
Seal/prime the walls and ceiling - one coat	273.47 SF	0.00	0.37	101.18
Batt insulation - 4" - R13	72.00 SF	0.00	0.58	41.76

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CONTINUED - Landing

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint the walls and ceiling - one coat	273.47 SF	0.00	0.40	109.39
Carpet	62.40 SF	0.00	3.03	189.07
15 % waste added for Carpet				
Carpet pad	54.26 SF	0.00	0.53	28.76
Baseboard - 2 1/4"	25.83 LF	0.00	2.49	64.32
Seal & paint baseboard - two coats	25.83 LF	0.00	0.99	25.57
Electrical				
(Install) Light fixture	1.00 EA	0.00	38.17	38.17
R&R Smoke detector - High grade	1.00 EA	8.62	31.54	90.16
R&R Switch	2.00 EA	3.91	15.46	38.74
R&R #14 to #16 gauge copper wire - stranded or solid	90.00 LF	0.34	0.75	98.10
Totals: Landing				1,649.35



Stair2 Ceiling Height: 17'

151.08 SF Walls	15.25 SF Ceiling
166.33 SF Walls & Ceiling	43.74 SF Floor
4.86 SY Flooring	21.01 LF Floor Perimeter
13.17 LF Ceil. Perimeter	

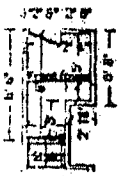
Missing Wall: 1 - 3'0" X 17'0" Opens into Landing Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	15.25 SF	0.33	1.64	30.04
1/2" drywall - hung, taped, floated, ready for paint	166.33 SF	0.00	1.54	256.15
Clean stud wall	151.08 SF	0.00	0.56	84.60
Seal stud wall for odor control	151.08 SF	0.00	0.61	92.16
Seal floor or ceiling joist system	43.74 SF	0.00	0.73	31.93
Seal/prime more than the floor perimeter - one coat	63.03 SF	0.00	0.37	23.32
Paint the walls - one coat	151.08 SF	0.00	0.40	60.43
Carpet	50.30 SF	0.00	3.03	152.41

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CONTINUED - Stair2

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
15 % waste added for Carpet:				
Carpet pad	43.74 SF	0.00	0.53	23.18
Totals: Stair2				754.22



Front foyer — Ceiling Height: 8'

194.33 SF Walls	34.00 SF Ceiling
228.33 SF Walls & Ceiling	34.00 SF Floor
3.78 SY Flooring	23.50 LF Floor Perimeter
26.00 LF Ceil. Perimeter	

Missing Wall: 1 - 2'6" X 6'8" Opens into Exterior Goes to Floor

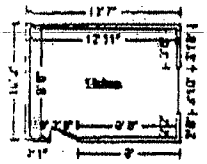
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 5/8" drywall - hung, taped, floated, ready for paint	34.00 SF	0.33	1.64	66.98
1/2" drywall - hung, taped, floated, ready for paint	228.33 SF	0.00	1.54	351.63
Clean stud wall	194.33 SF	0.00	0.56	108.82
Seal stud wall for odor control	194.33 SF	0.00	0.61	118.54
Seal floor or ceiling joist system	34.00 SF	0.00	0.73	24.82
Seal/prime more than the floor perimeter - one coat	70.50 SF	0.00	0.37	26.09
Paint the walls - one coat	194.33 SF	0.00	0.40	77.73
Baseboard - 2 1/4"	23.50 LF	0.00	2.49	58.52
Base shoe	10.00 LF	0.00	1.24	12.40
Seal & paint baseboard w/cap &/or shoe - two coats	23.50 LF	0.00	1.18	27.73
1/4" Cement board	34.00 SF	0.00	3.52	119.68
Ceramic tile	34.00 SF	0.00	10.61	360.74
Underlayment - 1/4" BC plywood	34.00 SF	0.00	1.33	45.22
R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	17.35	270.95	288.30
NOTE Door and door jamb where damage by fire department.				
Door lockset & deadbolt - exterior - Detach & reset	1.00 EA	0.00	33.17	33.17

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CONTINUED - Front foyer

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint casing - one coat	17.00 LF	0.00	0.66	11.22
Paint door slab only - 2 coats (per side)	2.00 EA	0.00	21.43	42.86
Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	21.49	21.49
Electrical				
110 volt copper wiring run 1/2"conduit 15lf box/plug/switch	3.00 EA	0.00	118.53	355.59
R&R Dimmer switch	1.00 EA	3.91	34.71	38.62
R&R Timer switch	1.00 EA	3.91	31.73	35.64
Totals: Front foyer				2,225.79



Kitchen — Ceiling Height: 8'

323.47 SF Walls	122.71 SF Ceiling
446.18 SF Walls & Ceiling	122.71 SF Floor
13.63 SY Flooring	42.33 LF Floor Perimeter
44.83 LF Ceil. Perimeter	

Missing Wall:	1 -	2'6" X 6'8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	3'10" X 4'10"	Opens into Exterior	Goes to neither Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	122.71 SF	0.00	1.64	201.24
1/2" drywall - hung, taped, floated, ready for paint	323.47 SF	0.00	1.54	498.14
Clean stud wall	323.47 SF	0.00	0.56	181.14
Seal stud wall for odor control	323.47 SF	0.00	0.61	197.32
Seal floor or ceiling joist system	122.71 SF	0.00	0.73	89.58
Batt insulation - 4" - R13	323.47 SF	0.00	0.58	187.61
Seal/prime the walls and ceiling - one coat	446.18 SF	0.00	0.37	165.09
Paint the walls and ceiling - one coat	446.18 SF	0.00	0.40	178.47
R&R Cabinetry - upper (wall) units	17.75 LF	5.84	117.97	2,197.63
R&R Cabinetry - lower (base) units	15.75 LF	5.84	156.35	2,554.49
R&R Countertop - Flat laid plastic laminate	13.42 LF	3.35	41.02	595.45

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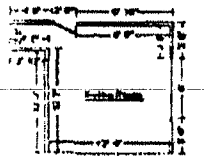
CONTINUED - Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Detach & Reset Sink - double	1.00 EA	0.00	0.00	0.00
R&R Sink - double	1.00 EA	15.55	215.55	231.10
R&R Backsplash - plastic laminate	4.03 SF	0.71	3.20	27.85
R&R Corner trim - stain grade	17.75 LF	0.13	2.13	40.12
Stain & finish corner trim	17.75 LF	0.00	1.10	19.53
Add for lazy susan	1.00 EA	0.00	56.37	56.37
Add-on for mitered corner (Countertop)	1.00 EA	0.00	30.53	30.53
Detach & Reset Cooktop - gas	1.00 EA	0.00	0.00	157.74
Detach & Reset Refrigerator - top freezer - 22 to 25 cf	1.00 EA	0.00	0.00	57.92
Cabinet knobs or pulls - Detach & reset	24.00 EA	0.00	2.21	53.04
Baseboard - 2 1/4"	42.33 LF	0.00	2.49	105.40
Base shoe	10.00 LF	0.00	1.24	12.40
Seal & paint baseboard w/cap &/or shoe - two coats	42.33 LF	0.00	1.18	49.95
Underlayment - 1/4" BC plywood	122.71 SF	0.00	1.33	163.20
1/4" Cement board	122.71 SF	0.00	3.52	431.94
Ceramic tile	122.71 SF	0.00	10.61	1,301.95
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Paint door or window opening - 1 coat (per side)	1.00 EA	0.00	14.51	14.51
Electrical				
R&R 110 volt copper wiring run, box and outlet	1.00 EA	4.17	31.83	86.00
Oven hood connection.				
R&R Ground fault interrupter (GFI) outlet	4.00 EA	3.51	28.35	127.44
R&R Outlet - High grade	3.00 EA	3.91	20.86	74.31
These need to be tamper resistant devices per the NEC 2008 code.				
R&R Switch	4.00 EA	3.91	15.46	77.48
(Install) Light fixture	1.00 EA	0.00	38.17	38.17
(Install) Ceiling fan without light	1.00 EA	0.00	154.58	154.58
R&R #14 to #16 gauge copper wire - stranded or solid	330.00 LF	0.34	0.75	359.70
Plumbing				

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CONTINUED - Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R Refrigerator/icemaker water supply box with valve	1.00 EA	3.89	124.55	128.44
Dishwasher connection	1.00 EA	0.00	144.07	144.07
(Install) Garbage disposer	1.00 EA	0.00	119.93	119.93
(Install) Sink - double	1.00 EA	0.00	144.32	144.32
(Install) Sink strainer and drain assembly	2.00 EA	0.00	33.39	66.78
Detach & Reset Sink faucet - Kitchen	1.00 EA	0.00	0.00	128.43
Totals: Kitchen				11,650.77



Dining Room — Ceiling Height: 8'

308.00 SF Walls — 171.78 SF Ceiling
479.78 SF Walls & Ceiling — 171.78 SF Floor
19.09 SY Flooring — 41.83 LF Floor Perimeter
44.33 LF Ceil. Perimeter

Missing Wall:	1 -	12'4" X 8'0"	Opens into Exterior	Goes to Floor/Ceiling
Missing Wall:	1 -	6'0" X 5'0"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	2'6" X 6'8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	2'6" X 8'0"	Opens into Exterior	Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	171.78 SF	0.00	1.64	281.72
1/2" drywall - hung, taped, floated, ready for paint	308.00 SF	0.00	1.54	474.32
Clean floor underlayment	171.78 SF	0.00	0.32	54.97
Seal underlayment for odor control	171.78 SF	0.00	0.41	70.43
Clean stud wall	308.00 SF	0.00	0.56	172.48
Seal stud wall for odor control	308.00 SF	0.00	0.61	187.88
Seal floor or ceiling joist system	171.78 SF	0.00	0.73	125.40
Batt insulation - 4" - R13	308.00 SF	0.00	0.58	178.64
Balustrade	12.75 LF	0.00	114.29	1,457.20
Stain & finish balustrade	12.75 LF	0.00	20.70	263.93

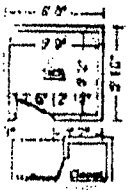
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CONTINUED - Dining Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Balustrade top rail - Average grade - Material only	12.75 LF	0.00	12.60	160.65
Paint plywood sheathing	20.00 SF	0.00	0.40	8.00
Seal then paint the ceiling (2 coats)	171.78 SF	0.00	0.68	116.81
Seal/prime more than the floor perimeter - one coat	125.50 SF	0.00	0.37	46.44
Paint the walls - one coat	308.00 SF	0.00	0.40	123.20
Baseboard - 2 1/4"	41.83 LF	0.00	2.49	104.16
Seal & paint baseboard - two coats	41.83 LF	0.00	0.99	41.41
Carpet	197.54 SF	0.00	3.03	598.55
15 % waste added for Carpet.				
Carpet pad	171.78 SF	0.00	0.53	91.04
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Detach & Reset Window blind - horizontal or vertical - Large	1.00 EA	0.00	0.00	35.51
Electrical				
R&R Dimmer switch - High grade	1.00 EA	3.91	50.29	54.20
R&R Outlet - High grade	4.00 EA	3.91	20.86	99.08
These need to be tamper resistant devices per the NEC 2008 code.				
(Install) Hanging light fixture	1.00 EA	0.00	59.38	59.38
CODE				
110 volt copper wiring run 1/2"conduit 15lf box/plug/switch	1.00 EA	0.00	118.53	118.53
R&R #14 to #16 gauge copper wire - stranded or solid	150.00 LF	0.34	0.75	163.50
Totals: Dining Room				5,138.94

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Bath Ceiling Height: 8'

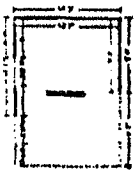
174.67 SF Walls	29.71 SF Ceiling
204.38 SF Walls & Ceiling	29.71 SF Floor
3.30 SY Flooring	21.83 LF Floor Perimeter
21.83 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	29.71 SF	0.00	1.64	48.72
1/2" drywall - hung, taped, floated, ready for paint	174.67 SF	0.00	1.54	268.99
Clean floor underlayment	29.71 SF	0.00	0.32	9.51
Seal underlayment for odor control	29.71 SF	0.00	0.41	12.18
Clean stud wall	174.67 SF	0.00	0.56	97.82
Seal stud wall for odor control	174.67 SF	0.00	0.61	106.55
Seal floor or ceiling joist system	29.71 SF	0.00	0.73	21.69
Seal/prime the walls and ceiling - one coat	204.37 SF	0.00	0.37	75.62
R&R Vanity	5.17 LF	5.84	129.85	701.51
Vanity top - Detach and reset	5.17 LF	0.00	15.00	77.55
Baseboard - 2 1/4"	16.67 LF	0.00	2.49	41.51
Backsplash - solid surface - Unattached - Detach & reset	3.00 LF	0.00	3.33	9.99
Base shoe	10.00 LF	0.00	1.24	12.40
Seal & paint baseboard w/cap &/or shoe - two coats	204.37 LF	0.00	1.18	241.16
Detach & Reset Towel bar	1.00 EA	0.00	0.00	17.46
Ceramic tile	29.71 SF	0.00	10.61	315.22
R&R Interior door unit	1.00 EA	14.59	141.64	156.23
Paint door slab only - 1 coat (per side)	1.00 EA	0.00	14.19	56.76
Detach & Reset Door dummy knob - Interior	1.00 EA	0.00	0.00	3.29
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Paint door or window opening - 1 coat (per side)	2.00 EA	0.00	14.51	29.02
Electrical				
R&R Ground fault interrupter (GFI) outlet	1.00 EA	3.51	28.35	31.86

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CONTINUED - Bath

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R Switch	2.00 EA	3.91	15.46	38.74
(Install) Light bar - 2 lights	1.00 EA	0.00	51.82	51.82
R&R Bathroom ventilation fan	1.00 EA	13.70	89.44	103.14
R&R #14 to #16 gauge copper wire - stranded or solid	90.00 LF	0.34	0.75	98.10
Plumbing				
Detach & Reset Sink - single	1.00 EA	0.00	0.00	160.14
(Install) Sink strainer and drain assembly	1.00 EA	0.00	33.39	33.39
Detach & Reset Sink faucet - Bathroom	1.00 EA	0.00	0.00	128.43
Detach & Reset Toilet	1.00 EA	0.00	0.00	257.81
Totals: Bath				3,263.12



Family Room — Ceiling Height: 8'

317.83 SF Walls	260.35 SF Ceiling
578.18 SF Walls & Ceiling	260.35 SF Floor
28.93 SY Flooring	42.33 LF Floor Perimeter
51.92 LF Ceil. Perimeter	

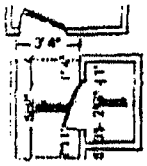
Missing Wall:	1 -	3'8" X 4'7"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	3'8" X 4'7"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	13'7" X 8'8"	Opens into Exterior	Goes to Floor/Ceiling
Missing Wall:	1 -	9'7" X 6'8"	Opens into Exterior	Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	260.35 SF	0.00	1.64	426.97
1/2" drywall - hung, taped, floated, ready for paint	317.83 SF	0.00	1.54	489.46
Clean floor underlayment	260.35 SF	0.00	0.32	83.31
Seal underlayment for odor control	260.35 SF	0.00	0.41	106.74
Clean stud wall	317.83 SF	0.00	0.56	177.98
Seal stud wall for odor control	317.83 SF	0.00	0.61	193.88
Seal floor or ceiling joint system	260.35 SF	0.00	0.73	190.06

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CONTINUED - Family Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Seal then paint the ceiling (2 coats)	250.35 SF	0.00	0.68	177.04
Seal/prime more than the floor perimeter - one coat	211.67 SF	0.00	0.37	78.32
Paint the walls - one coat	317.83 SF	0.00	0.40	127.13
Batt insulation - 4" - R13	153.33 SF	0.00	0.58	88.93
Paint door or window opening - 1 coat (per side)	2.00 EA	0.00	14.51	29.02
Balustrade	9.58 LF	0.00	114.29	1,094.90
Stain & finish balustrade	9.58 LF	0.00	20.70	198.31
Baseboard - 2 1/4"	42.33 LF	0.00	2.49	105.40
Seal & paint baseboard - two coats	42.33 LF	0.00	0.99	41.91
Carpet	299.40 SF	0.00	3.03	907.18
15 % waste added for Carpet.				
Carpet pad	260.35 SF	0.00	0.53	137.99
Electrical				
R&R Outlet - High grade	6.00 EA	3.91	20.86	148.62
These need to be tamper resistant devices per the NEC 2008 code.				
R&R Switch	1.00 EA	3.91	15.46	19.37
R&R #14 to #16 gauge copper wire - stranded or solid	210.00 LF	0.34	0.75	228.90
Totals: Family Room				5,051.42



Hallway — Ceiling Height: 8'

84.00 SF Walls	17.22 SF Ceiling
101.22 SF Walls & Ceiling	17.22 SF Floor
1.91 SY Flooring	10.50 LF Floor Perimeter
10.50 LF Ceil. Perimeter	

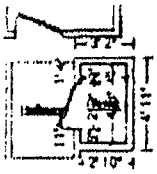
Missing Wall:	1 -	3'4" X 8'0"	Opens into Exterior	Goes to Floor/Ceiling
Missing Wall:	1 -	3'4" X 8'0"	Opens into Exterior	Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	17.22 SF	0.00	1.64	28.24

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CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
R&R 1/2" drywall - hung, taped, floated, ready for paint	34.00 SF	0.33	1.54	157.08
Clean floor underlayment	17.22 SF	0.00	0.32	5.51
Seal underlayment for odor control	17.22 SF	0.00	0.41	7.06
Clean stud wall	84.00 SF	0.00	0.56	47.04
Seal stud wall for odor control	84.00 SF	0.00	0.61	51.24
Seal floor or ceiling joist system	17.22 SF	0.00	0.73	12.57
Seal then paint the ceiling (2 coats)	17.22 SF	0.00	0.68	11.71
Seal/prime more than the floor perimeter - one coat	52.50 SF	0.00	0.37	19.43
Paint the walls - one coat	34.00 SF	0.00	0.40	13.60
Baseboard - 2 1/4"	10.50 LF	0.00	2.49	26.15
Seal & paint baseboard - two coats	10.50 LF	0.00	0.99	10.40
Carpet	19.81 SF	0.00	3.03	60.02
15% waste added for Carpet.				
Carpet pad	17.22 SF	0.00	0.53	9.13
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Detach & Reset Window blind - horizontal or vertical - Large	1.00 EA	0.00	0.00	35.51
R&R Bifold door - Colonist - Single	1.00 EA	9.72	125.12	134.84
Paint single bifold door - slab only - 2 coats (per side)	2.00 EA	0.00	21.07	42.14
Totals: Hallway				743.18



Closet — Ceiling Height: 8'

108.00 SF Walls	10.63 SF Ceiling
118.63 SF Walls & Ceiling	10.63 SF Floor
1.18 SY Flooring	13.50 LF Floor Perimeter
13.50 LF Ceil. Perimeter	

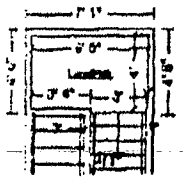
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung & fire taped only	10.63 SF	0.00	1.28	13.61

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CONTINUED - Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1/2" drywall - hung, taped, floated, ready for paint	108.00 SF	0.00	1.54	166.32
Clean floor underlayment	10.63 SF	0.00	0.32	3.40
Seal underlayment for odor control	10.63 SF	0.00	0.41	4.36
Clean stud wall	108.00 SF	0.00	0.56	60.48
Seal stud wall for odor control	108.00 SF	0.00	0.61	65.88
Seal floor or ceiling joist system	10.63 SF	0.00	0.73	7.76
Seal then paint the walls and ceiling (2 coats)	118.63 SF	0.00	0.68	80.67
Baseboard - 2 1/4"	13.50 LF	0.00	2.49	33.62
Seal & paint baseboard - two coats	13.50 LF	0.00	0.99	13.37
Carpet	12.22 SF	0.00	3.03	37.03
15 % waste added for Carpet.				
Carpet pad	10.63 SF	0.00	0.53	5.63
R&R Bifold door - Colonist - Single	1.00 EA	9.72	125.12	134.84
Paint single bifold door - slab only - 2 coats (per side)	2.00 EA	0.00	31.07	62.14
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Detach & Reset Window blind - horizontal or vertical - Large	1.00 EA	0.00	0.00	33.51
Totals: Closet				756.13
Total: First Floor				31,675.06

Second Floor



Landing — Ceiling Height: 12' 10"

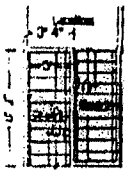
216.08 SF Walls	26.17 SF Ceiling
242.25 SF Walls & Ceiling	26.17 SF Floor
2.91 SY Flooring	17.83 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 12'10" Opens into Stair2 Goes to Floor/Ceiling

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CONTINUED - Landing

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	26.17 SF	0.00	1.64	42.92
1/2" drywall - hung, taped, floated, ready for paint	216.08 SF	0.00	1.54	332.76
R&R Batt insulation - 4" - R13	113.00 SF	0.28	0.58	97.18
Seal/prime the walls and ceiling - one coat	242.25 SF	0.00	0.37	89.63
Paint the walls and ceiling - one coat	242.25 SF	0.00	0.40	96.90
R&R Underlayment - 1/4" BC plywood	26.17 SF	1.02	1.33	61.50
Carpet	30.09 SF	0.00	3.03	91.17
15 % waste added for Carpet.				
Carpet pad	26.17 SF	0.00	0.53	13.87
Baseboard - 2 1/4"	17.83 LF	0.00	2.49	44.40
Seal & paint baseboard - two coats	17.83 LF	0.00	0.99	17.65
Totals: Landing				587.98



Stair1 — Ceiling Height: 17"

200.00 SF Walls	24.00 SF Ceiling
224.00 SF Walls & Ceiling	53.23 SF Floor
5.91 SY Flooring	24.08 LF Floor Perimeter
16.00 LF Ceil. Perimeter	

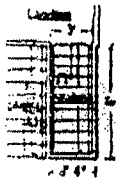
Missing Wall: 1 - 3'0" X 17'0" — Opens into Exterior — Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	24.00 SF	0.00	1.64	39.36
1/2" drywall - hung, taped, floated, ready for paint	200.00 SF	0.00	1.54	308.00
R&R Underlayment - 1/4" BC plywood	53.23 SF	1.02	1.33	125.09
Seal/prime the walls and ceiling - one coat	224.00 SF	0.00	0.37	82.88
Paint the walls and ceiling - one coat	224.00 SF	0.00	0.40	89.60
Carpet	61.22 SF	0.00	3.03	185.50
15 % waste added for Carpet.				
Carpet pad	53.23 SF	0.00	0.53	28.21

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CONTINUED - Stair1

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Stair1				358.64



Stair2 — Ceiling Height: 17"

208.33 SF Walls	23.50 SF Ceiling
231.83 SF Walls & Ceiling	52.98 SF Floor
5.89 SY Flooring	24.37 LF Floor Perimeter
18.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 17'0" Opens into Landing Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	23.50 SF	0.00	1.64	38.54
1/2" drywall - hung, taped, floated, ready for paint	208.33 SF	0.00	1.54	320.83
R&R Underlayment - 1/4" BC plywood	52.98 SF	1.02	1.33	124.50
Seal/prime the walls and ceiling - one coat	231.83 SF	0.00	0.37	85.78
Paint the walls and ceiling - one coat	231.83 SF	0.00	0.40	92.73
Carpet	60.93 SF	0.00	3.03	184.62
15 % waste added for Carpet.				
Carpet pad	52.98 SF	0.00	0.53	28.08
Totals: Stair2				875.08

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Master Bed — Ceiling Height: 8'

507.67 SF Walls	249.98 SF Ceiling
757.65 SF Walls & Ceiling	249.98 SF Floor
27.78 SY Flooring	66.25 LF Floor Perimeter
77.00 LF Ceil. Perimeter	

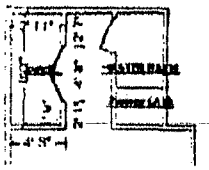
Missing Wall:	1 -	4'3" X 6'8"	Opens into Closet	Goes to Floor
Missing Wall:	1 -	8'0" X 4'7"	Opens into Exterior	Goes to neither Floor/Ceiling
Missing Wall:	1 -	4'0" X 6'8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	2'6" X 6'8"	Opens into MASTER BATH	Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	249.98 SF	0.00	1.64	409.97
1/2" drywall - hung, taped, floated, ready for paint	507.67 SF	0.00	1.54	781.81
R&R Underlayment - 1/4" DC plywood	249.98 SF	1.02	1.33	587.45
Seal/prime the walls and ceiling - one coat	757.65 SF	0.00	0.37	280.33
Paint the walls and ceiling - one coat	757.65 SF	0.00	0.40	303.06
R&R Interior double door, 8' - Colonist - pre-hung unit	1.00 EA	29.73	247.95	377.68
R&R Casing - 2 1/4"	18.42 LF	0.39	1.65	37.57
Paint door or window opening - Large - 2 coats (per side)	3.00 EA	0.00	25.28	75.84
Baseboard - 2 1/4"	66.25 LF	0.00	2.49	164.96
Seal & paint baseboard - two coats	66.25 LF	0.00	0.99	65.59
Carpet	287.48 SF	0.00	3.03	871.06
15 % waste added for Carpet.				
Carpet pad	249.98 SF	0.00	0.53	132.49
Paint door slab only - 1 coat (per side)	8.00 EA	0.00	14.19	113.52
NOTE Paint door two coats on each side, this is a double door so this will take 2 coats each side x 2 doors.				
R&R Vanity	4.58 LF	5.84	129.85	621.46
Vanity top - Detach and reset	4.58 LF	0.00	15.00	68.70
Backsplash - solid surface - Unattached - Detach & reset	3.00 LF	0.00	3.33	9.99
Electrical				
R&R Outlet - High grade	6.00 EA	3.91	20.86	148.62
These need to be tamper resistant devices per the NEC 2008 code.				

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CONTINUED - Master Bed

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
(Install) Ceiling fan without light	1.00 EA	0.00	154.58	154.58
CODE				
110 volt copper wiring run and box - rough in only	1.00 EA	0.00	74.65	74.65
Smoke detector - High grade	1.00 EA	0.00	31.54	31.54
Totals: Master Bed				3,360.87



Closet — Ceiling Height: 8'

171.67 SF Walls	33.62 SF Ceiling
205.28 SF Walls & Ceiling	33.62 SF Floor
3.74 SY Flooring	20.75 LF Floor Perimeter
25.00 LF Ceil. Perimeter	

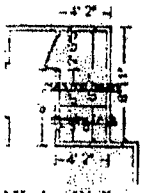
Missing Wall: 1 - 4'3" X 6'8" Opens into Master Bed Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	33.62 SF	0.00	1.64	55.14
1/2" drywall - hung, taped, floated, ready for paint	171.67 SF	0.00	1.54	264.37
Seal then paint the walls and ceiling (2 coats)	205.28 SF	0.00	0.68	139.59
R&R Underlayment - 1/4" BC plywood	33.62 SF	1.02	1.33	79.00
Baseboard - 2 1/4"	20.75 LF	0.00	2.49	51.67
Seal & paint baseboard - two coats	20.75 LF	0.00	0.99	20.54
Carpet	38.66 SF	0.00	3.03	117.14
15 % waste added for Carpet.				
Carpet pad	33.62 SF	0.00	0.53	17.82
Paint door slab only - 1 coat (per side)	8.00 EA	0.00	14.19	113.52
NOTE Paint door two coats on each side, this is a double door so this will take 2 coats each side x 2 doors.				
Closet Organizer - Melamine or Wire - Detach & reset	16.00 LF	0.00	61.48	983.68
Electrical				
(Install) Light fixture	1.00 EA	0.00	38.17	38.17

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CONTINUED - Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Closet				1,330.64



Bathroom — Ceiling Height: 8'

179.33 SF Walls
210.81 SF Walls & Ceiling
3.50 SY Flooring
24.50 LF Ceil. Perimeter
31.47 SF Ceiling
31.47 SF Floor
22.00 LF Floor Perimeter

Missing Wall: 1 - 2'6" X 6'8" Opens into Master Bed Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	31.47 SF	0.00	1.64	51.61
1/2" drywall - hung, taped, floated, ready for paint	179.33 SF	0.00	1.54	276.17
5/8" drywall - hung, taped, floated, ready for paint	31.47 SF	0.00	1.64	51.61
1/2" drywall - hung, taped, floated, ready for paint	179.33 SF	0.00	1.54	276.17
Seal then paint the walls and ceiling (2 coats)	210.81 SF	0.00	0.68	143.35
R&R Underlayment - 1/4" BC plywood	31.47 SF	1.02	1.33	73.96
Baseboard - 2 1/4"	22.00 LF	0.00	2.49	54.78
Seal & paint baseboard w/cap &/or shoe - two coats	210.81 LF	0.00	1.18	248.76
R&R Interior door unit	1.00 EA	14.59	141.64	156.23
Paint door slab only - 1 coat (per side)	4.00 EA	0.00	14.19	56.76
Detach & Reset Door dummy knob - interior	1.00 EA	0.00	0.00	8.29
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	21.49	42.98
Electrical				
(Install) Light fixture	1.00 EA	0.00	38.17	38.17
Plumbing				

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CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Detach & Reset Sink - single	1.00 EA	0.00	0.00	160.14
(Install) Sink strainer and drain assembly	1.00 EA	0.00	33.39	33.39
Detach & Reset Toilet	1.00 EA	0.00	0.00	257.81
Detach & Reset Sink faucet - Bathroom	1.00 EA	0.00	0.00	123.43
Totals: Bathroom				2,110.12

Bed Room1 — Ceiling Height: 8'



335.33 SF Walls	120.00 SF Ceiling
455.33 SF Walls & Ceiling	120.00 SF Floor
13.33 SY Flooring	41.50 LF Floor Perimeter
14.00 LF Ceil. Perimeter	

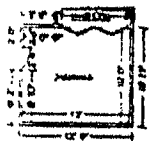
Missing Wall: 1 - 2'6" X 6'8" Opens into Exterior Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	120.00 SF	0.00	1.64	196.80
1/2" drywall - hung, taped, floated, ready for paint	335.33 SF	0.00	1.54	516.41
Seal then paint the walls and ceiling (2 coats)	455.33 SF	0.00	0.68	309.62
Baseboard - 2 1/4"	41.50 LF	0.00	2.49	103.34
Seal & paint baseboard - two coats	41.50 LF	0.00	0.99	41.09
R&R Underlayment - 1/4" BC plywood	120.00 SF	1.02	1.33	282.00
Carpet	138.00 SF	0.00	3.03	418.14
15 % waste added for Carpet.				
Carpet pad	120.00 SF	0.00	0.53	63.60
Electrical				
R&R Outlet - High grade	3.00 EA	3.91	30.86	74.31
These need to be tamper resistant devices per the NEC 2008 code.				
(Install) Ceiling fan without light	1.00 EA	0.00	154.58	154.58
(Install) Light fixture	1.00 EA	0.00	38.17	38.17
CODE				

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CONTINUED - Bed Room2

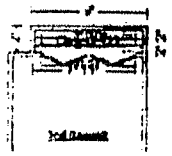
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
110 volt copper wiring run and box - rough in only	1.00 EA	0.00	74.65	74.65
Smoke detector - High grade	1.00 EA	0.00	31.54	31.54
Totals: Bed Room2				2,354.25



Bed room 1 — Ceiling Height: 8'

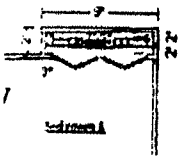
342.00 SF Walls	125.00 SF Ceiling
467.00 SF Walls & Ceiling	125.00 SF Floor
13.89 SY Flooring	42.33 LF Floor Perimeter
44.83 LF Ceil. Perimeter	

Missing Wall: 1 - 2'6" X 6'8" Opens into Exterior Goes to Floor



Subroom 2: Closet2 — Ceiling Height: 8'

160.00 SF Walls	13.89 SF Ceiling
173.89 SF Walls & Ceiling	13.89 SF Floor
1.54 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	



Subroom 1: Closet1 — Ceiling Height: 8'

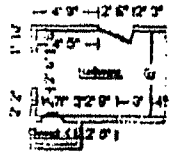
160.00 SF Walls	13.89 SF Ceiling
173.89 SF Walls & Ceiling	13.89 SF Floor
1.54 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	152.78 SF	0.00	1.64	250.56
1/2" drywall - hung, taped, floated, ready for paint	662.00 SF	0.00	1.54	1,019.48
Seal then paint the walls and ceiling (2 coats)	814.78 SF	0.00	0.68	554.05

Universal Restoration Services
190 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

CONTINUED - Bed room 1

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Baseboard - 2 1/4"	82.33 LF	0.00	2.49	205.00
Seal & paint baseboard - two coats	82.33 LF	0.00	0.99	81.51
R&R Underlayment - 1/4" BC plywood	152.78 SF	1.02	1.33	359.04
Carpet	175.69 SF	0.00	3.03	532.34
15 % waste added for Carpet.				
Carpet pad	152.78 SF	0.00	0.53	80.97
Electrical				
R&R Outlet - High grade	3.00 EA	3.91	20.86	74.31
These need to be tamper resistant devices per the NEC 2008 code.				
(Install) Ceiling fan without light	1.00 EA	0.00	154.58	154.58
(Install) Light fixture	1.00 EA	0.00	38.17	38.17
CODE				
110 volt copper wiring run and box - rough in only	1.00 EA	0.00	74.65	74.65
Smoke detector - High grade	1.00 EA	0.00	81.54	81.54
Totals: Bed room 1				3,506.20



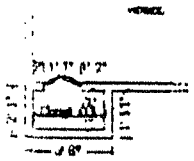
Hallway — Ceiling Height: 8'

147.44 SF Walls	55.00 SF Ceiling
202.44 SF Walls & Ceiling	55.00 SF Floor
6.11 SY Flooring	17.25 LF Floor Perimeter
24.33 LF Ceil. Perimeter	

Missing Wall:	1 -	3'0" X 6'8"	Opens into Exterior	Goes to Floor
Missing Wall:	1 -	6'0" X 8'0"	Opens into Exterior	Goes to Floor/Ceiling
Missing Wall:	1 -	2'6" X 6'8"	Opens into Exterior	Goes to Floor

Universal Restoration Services
590 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

CONTINUED - Hallway



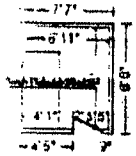
Subroom 1: Closet — Ceiling Height: 8'

62.78 SF Walls	4.75 SF Ceiling
67.53 SF Walls & Ceiling	4.75 SF Floor
0.53 SY Flooring	7.58 LF Floor Perimeter
9.17 LF Ceil. Perimeter	

Missing Wall: 1 - 1'7" X 6'8" Opens into Hallway Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	59.75 SF	0.00	1.64	97.99
1/2" drywall - hung, taped, floated, ready for paint	210.22 SF	0.00	1.54	323.74
Seal then paint the walls and ceiling (2 coats)	269.97 SF	0.00	0.68	183.58
Batt insulation - 6" - R19	59.75 SF	0.00	0.72	43.02
R&R Underlayment - 1/4" BC plywood	59.75 SF	1.02	1.33	140.42
Carpet	68.71 SF	0.00	3.03	208.19
15 % waste added for Carpet.				
Carpet pad	59.75 SF	0.00	0.53	31.67
Baseboard - 2 1/4"	24.33 LF	0.00	2.49	61.83
Seal & paint baseboard w/cap &/or shoe - two coats	269.97 LF	0.00	1.18	318.56
Detach & Reset Shelving - 12" - in place	15.83 LF	0.00	0.00	115.40
NOTE (5) five shelfs at 3 feet and 2 inches.				
CODE				
110 volt copper wiring run and box - rough in only	1.00 EA	0.00	74.65	74.65
Carbon monoxide detector - High grade	1.00 EA	0.00	92.57	92.57
Totals: Hallway				1,691.62

Universal Restoration Services
190 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996



Spare Bath — Ceiling Height: 8'

238.67 SF Walls	55.33 SF Ceiling
294.00 SF Walls & Ceiling	55.33 SF Floor
6.15 SY Flooring	29.83 LF Floor Perimeter
29.83 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5/8" drywall - hung, taped, floated, ready for paint	55.33 SF	0.00	1.64	90.74
1/2" drywall - hung, taped, floated, ready for paint	238.67 SF	0.00	1.54	367.55
Batt insulation - 6" - R19	55.33 SF	0.00	0.72	39.84
Seal then paint the walls and ceiling (2 coats)	294.00 SF	0.00	0.68	199.92
Mirror - 1/4" plate glass	30.00 SF	0.00	10.83	324.90
Vanity	5.08 LF	0.00	129.85	659.64
1/2" Cement board	60.00 SF	0.00	3.46	207.60
Tile tub surround - up to 60 SF	1.00 EA	0.00	914.33	914.33
Bathtub - Standard grade	1.00 EA	0.00	701.02	701.02
Toilet - Standard grade	1.00 EA	0.00	329.37	329.37
Towel bar	1.00 EA	0.00	24.81	24.81
Towel ring	1.00 EA	0.00	28.61	28.61
R&R Vinyl tile	55.33 SF	0.89	3.15	223.53
Baseboard - 2 1/4"	16.00 LF	0.00	2.49	39.84
Seal & paint baseboard w/cap &/or shoe - two coats	294.00 LF	0.00	1.18	346.92
R&R Interior door unit	1.00 EA	14.59	141.64	156.23
Paint door slab only - 1 coat (per side)	4.00 EA	0.00	14.19	56.76
Detach & Reset Door dummy knob - Interior	1.00 EA	0.00	0.00	3.29
R&R Casing - 2 1/4"	17.00 LF	0.39	1.65	34.68
Seal & paint casing - two coats	17.00 LF	0.00	0.99	16.83
Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	21.49	42.98
R&R Underlayment - 1/4" BC plywood	55.33 SF	1.02	1.33	130.03
Plumbing				
Detach & Reset Sink - single	2.00 EA	0.00	0.00	320.28

Universal Restoration Services
330 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

CONTINUED - Spare Bath

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Install) Sink strainer and drain assembly	2.00 EA	0.00	33.39	66.78
Detach & Reset Sink faucet - Bathroom	2.00 EA	0.00	0.00	256.86
Detach & Reset Toilet	1.00 EA	0.00	0.00	257.81
CODE				
110 volt copper wiring run 1/2"conduit 15lf box/plug/switch	1.00 EA	0.00	118.53	118.53
Ground fault interrupter (GFI) outlet	1.00 EA	0.00	28.35	28.35
Need to add a GFCI outlet per inspector because there are two sinks in this bathroom.				
Totals: Spare Bath				1,993.03

General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	523.31	0.00	523.31
Cleaning Technician - per hour	18.00 HR	0.00	29.71	534.78
NOTE Post construction clean up.				
Totals: General Conditions				1,058.09

PERMIT

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Taxes, insurance, permits & fees (Bid item)	1.00 EA	0.00	935.73	935.73
Totals: PERMIT				935.73
Total: Second Floor				27,512.25
Line Item Totals: 45669-ESCOBAR-CODE				**33,337.87**

Universal Restoration Services

390 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

Grand Total Areas:

5,907.24	SF Walls	1,283.95	SF Ceiling	9,191.19	SF Walls and Ceiling
2,427.63	SF Floor	269.74	SY Flooring	359.30	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	393.25	LF Ceil. Perimeter
2,427.63	Floor Area	3,564.28	Total Area	5,964.82	Interior Wall Area
3,349.46	Exterior Wall Area	760.17	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		

Universal Restoration Services

[illegible]0 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

Summary

Line Item Total				[illegible]3,337.87
Material Sales Tax	@	9.250% x	30,676.45	[illegible]2,337.57
Subtotal				[illegible]1,175.44
Overhead	@	10.0% x	91,175.44	[illegible]9,117.54
Profit	@	10.0% x	91,175.44	[illegible]9,117.54
Replacement Cost Value				**$109,410.52**
Net Claim				**$109,410.52**

Brian Bavaro

Universal Restoration Services
390 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

Recap by Room

Estimate: 45669-ESCOBAR-CODE

Area:	Basement		
	Garage	1,495.03	3.48%
	Crawl	35.49	0.06%
	Furnace RM	12,095.71	13.69%
	Laundry Room	4,619.11	5.23%
	Basement	3,235.01	3.66%
	Basement Sta	1,130.78	1.28%
	Landing	519.43	0.59%
	Area Subtotal: Basement	29,150.56	33.00%
Area:	First Floor		
	Stair	442.14	0.50%
	Landing	1,649.35	1.87%
	Stair2	754.22	0.85%
	Front foyer	2,225.79	2.52%
	Kitchen	11,650.77	13.19%
	Dining Room	5,138.94	5.82%
	Bath	3,263.12	3.69%
	Family Room	5,051.42	5.72%
	Hallway	713.18	0.84%
	Closet	756.13	0.86%
	Area Subtotal: First Floor	31,675.06	35.86%
Area:	Second Floor		
	Landing	887.98	1.01%
	Stair1	858.64	0.97%
	Stair2	875.08	0.99%
	Master Bed	5,360.87	6.07%
	Closet	1,880.64	2.13%
	Bathroom	2,110.12	2.39%
	Bed Room2	2,354.25	2.67%
	Bed room 1	3,506.20	3.97%
	Hallway	1,691.62	1.91%
	Spare Bath	5,993.03	6.78%
	General Conditions	1,058.09	1.20%
	PERMIT	935.73	1.06%
	Area Subtotal: Second Floor	27,512.25	31.14%
Subtotal of Areas		88,337.87	100.00%

UNIVERSAL **Universal Restoration Services**

[illegible]0 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

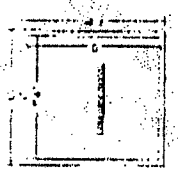
Total	8,337.87	100.00%

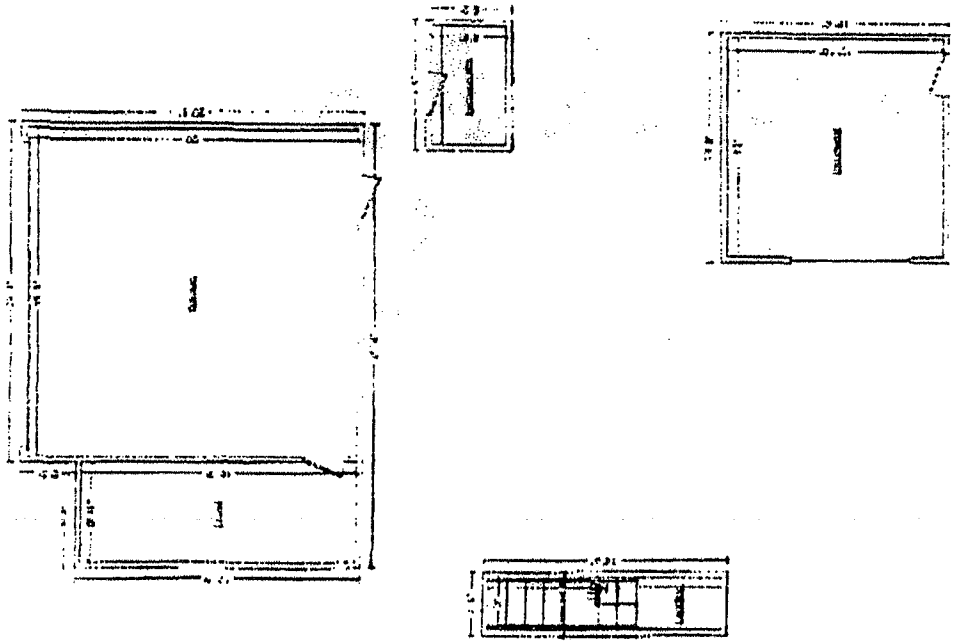
Universal Restoration Services
790 Holbrook Drive
Wheeling, IL 60090
Phone (888) 877-6766
Fax (888) 596-4996

Recap by Category

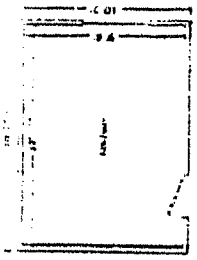
O&P Items			Total Dollars	%
APPLIANCES			660.14	0.60%
CABINETRY			8,517.46	7.78%
CLEANING			2,822.35	2.58%
GENERAL DEMOLITION			3,877.72	3.54%
DOORS			1,743.35	1.59%
DRYWALL			13,778.55	12.59%
ELECTRICAL			5,928.67	5.42%
ELECTRICAL - SPECIAL SYSTEMS			2,946.09	2.69%
FLOOR COVERING - CARPET			6,334.06	5.79%
FLOOR COVERING - CERAMIC TILE			207.60	0.19%
FLOOR COVERING - VINYL			1,777.72	1.62%
PERMITS AND FEES			935.73	0.86%
FINISH CARPENTRY / TRIMWORK			5,723.57	5.23%
FINISH HARDWARE			175.55	0.16%
HEAT, VENT & AIR CONDITIONING			9,466.15	8.65%
INSULATION			1,093.05	1.00%
LIGHT FIXTURES			1,132.21	1.03%
MARBLE - CULTURED OR NATURAL			146.25	0.13%
MIRRORS & SHOWER DOORS			324.90	0.30%
PLUMBING			5,140.85	4.70%
PAINTING			12,020.00	10.99%
TILE			3,443.86	3.15%
WINDOW TREATMENT			142.04	0.13%
Subtotal			90,337.87	82.74%
Material Sales Tax	@	9.250%	2,837.57	2.59%
Overhead	@	10.0%	9,117.54	8.33%
Profit	@	10.0%	9,117.54	8.33%
O&P Items Subtotal			109,410.52	100.00%

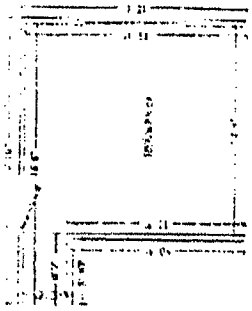
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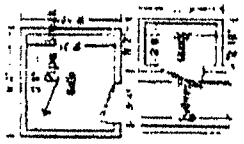


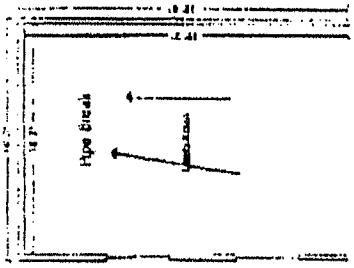


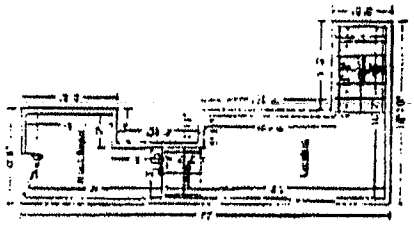
Document
3360f-ESCOBAR-CODE











First Floor

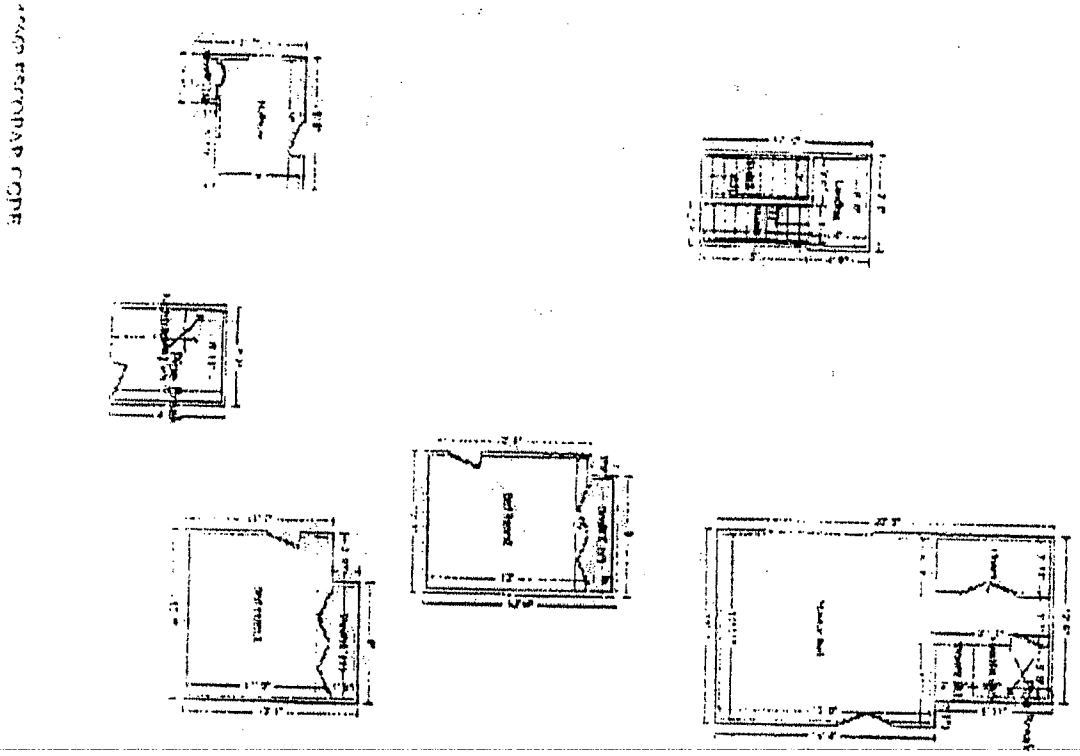


EXHIBIT B

ANY QUESTIONS, CONTACT:

CLAIM SERVICES
25510 W.11 MILE RD
SOUTHFIELD MI 48034
(877) 851-5721

30709708
DATE: 08-24-2009
AMOUNT: $****108,910.52
NON-NEGOTIABLE

CLAIM NO: 004010763
CLAIMANT: JORGE ESCOBAR
PAYEE: JORGE ESCOBAR
DATE OF LOSS: 05-10-2009
IN PAY OF: FOR FIRE LOSS. 45669-ESCOBAR-CODE

COVERAGE	PAY TYPE	
DWELLING	REPLACEMENT COSTS	$108,910.52

LOAN # 0601300779

RETAIN STUB FOR RECORDS

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT ■ CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM

CLAIM SERVICES
25510 W.11 MILE RD
SOUTHFIELD MI 48034

AUTO CLUB INSURANCE ASSOCIATION
MEMBERSELECT INSURANCE COMPANY

74-478
724

PAY TO THE ORDER OF

DATE: 08-24-2009

NO. 30709708

AMOUNT
$ ****108,910.52
VOID AFTER 180 DAYS

JORGE ESCOBAR
& SINDY ESCOBAR
& GMAC MORTGAGE CORP, ISAOA
& UNIVERSAL RESTORATION SERVICES
390 HOLBROOK DRIVE
WHEELING IL 60090

CLAIM NO: 004010763
DATE OF LOSS: 05-10-2009

COMERICA BANK & TRUST, NA

⑈00309709708⑈ ⑆072404786⑆ 2176980395⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO SEE THE MARK WHEN

EXHIBIT C

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS 1 of 2

GMAC Mortgage LLC

v.

Escobar, et. al.

No. 09 CH 7418

ORDER

This cause coming to be heard on Universal Restoration's Motion to Intervene, due notice having been given & the Court being fully advised in the premises;

IT IS HEREBY ORDERED THAT: Universal Restoration Services' Motion to Intervene is withdrawn as (1) Universal Restoration Services has received checks from AAA Insurance for $12,417.49 and $39,272.01 for water damage repairs, and (2) all parties agree to endorse $2,746.82 Check ~~for this~~ for water damage repairs when/if check is issued, which shall then be turned over to Universal Restoration Services; and (3) GMAC is receiving fully negotiable check for $108,910.52 for portion of prospective fire repair, to be held in escrow by GMAC & paid to Universal Restoration Services with customary drawing work process.

Atty. No.: 41750

Name: Katz Law Office, LLC (STR)

Atty. for: Δ Escobar

Address: 3157 N. California

City/State/Zip: Chicago, IL 60618

Telephone: (773) 539-8700

ENTERED:

Dated:

ENTERED
Assoc. Judge Franklin Ulyses Valderrama-1968
SEP 22 2009
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
COUNTY, IL

Judge

Judge's No.

DOROTHY BROWN, CLERK OF THE CIRCUIT

COUNTY, ILLINOIS

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

2 of 2

GMAC Mortgage LLC

v.

Escobar, et al.

No. 09 CH 7418

ORDER

IT IS FURTHER ORDERED THAT: All payouts by GMAC to Universal Restoration Services shall be payable to Universal Restoration Services, only.

IT IS FURTHER ORDERED THAT: JORGE ESCOBAR IS AUTHORIZED TO ENDORSE HIS WIFE'S NAME ON ANY SETTLEMENT DOCUMENTS, including but not limited to check from AAA Insurance for $39,272.01.

ENTERED
Assoc. Judge Franklin Ulyses Valderrama-1968
SEP 22 2009
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Atty. No.: 41250

Name: Katz Law Office, Ltd (573)

Atty. for: Δ Escobar

Address: 3157 N. California

City/State/Zip: Chicago IL 60618

Telephone: (773) 539-8700

ENTERED:

Dated: _____, _____

F. Kalb

Judge

Judge's No.

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

EXHIBIT D

UNIVERSAL
Restoration Services
Chicago • Atlanta • Indiana • Wisconsin

AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Agreement made on : 10-22-09 Job # 46288

Between the Owner:

Name: JORGE ESCOBAR

Address: 9640 LARAMIE ST
SKOKIE, IL 60077

Project Address: 9640 LARAMIE ST
(if different) _____
_____

and the Contractor: Universal Restoration Services, Inc.
390 Holbrook Drive
Wheeling, IL 60090

SCOPE OF WORK

The Contractor agrees to complete the following work, repair or improvement at the above mentioned project address according to the specifications set forth in the Estimate and Scope of Work or as indicated below.

See Attached Estimate # 46288-Escobar

Scope of Work

Repair fire damage

THE CONTRACT PRICE

The cost for the project as specified in the Estimate documents or Scope of Work above shall be set at the sum of $ 15,621.04 , subject to additions and deductions pursuant to authorized change orders and allowances.

PAYMENTS

The Owner will make payments to the Contractor pursuant the payment schedule below as work required by the Contractor is satisfactorily completed. If payment is not received by the Contractor, Contractor shall have the right to stop work or terminate the contract at his option. Termination by Contractor under the provisions of this paragraph shall not relieve the Owner of the obligations of payments to Contractor for that part of the work performed prior to such termination. Termination by Owner under the provisions of this paragraph shall not relieve the Owner of the obligations of payments to Contractor for that part of the work performed prior to such termination.

Down Payment $ _____

Progress Payment at _____% $ _____

Final Balance Due Upon Completion $ _____

WARRANTY

At the completion of this project, and payment of the contract in full, Contractor shall execute an instrument to Owner warranting the project for one year against defects in workmanship or materials utilized.

_____
OWNER (Signature)

_____
(Printed name)

Paula Crespo
Universal Restoration Services (Signature)

PAULA CRESPO