

## Nelson Forensics, LLC

---

NELSON

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

Insured: Brookwillow Village HOA  
Property: 2488 Brookwillow Loop  
Grand Junction, CO 81505

**Claim Number:** 124830-1

**Policy Number:** CAU523981-2

**Type of Loss:** Wind Damage

Date of Loss: 6/20/2024 12:00 AM  
Date Inspected:

Date Received:  
Date Entered: 9/12/2025 12:48 PM

Price List: COGJ8X\_DEC25  
Restoration/Service/Remodel  
Estimate: 37047\_BROOKWILLOW-1

Nelson has not included any adjustments to this cost estimate for deductible, prior payments (if any), or other policy requirements which may affect the amount of the net claim.

This opinion of probable construction cost (cost estimate) has been prepared in accordance with generally accepted professional estimating practices. A reasonable standard of effort has been exercised to verify the inclusion of all known items as provided in the related project documents and to price all items utilizing appropriate quotations, published reference data, or authorized proprietary sources, as tempered by experience and professional judgment.

Many factors are involved in the professional interpretation of the scope of work being quantified or priced. The final actual cost to perform the scope of work may vary due to unknown factors such as hidden defects or damages, market conditions, availability and experience of qualified contractors, municipal requirements, or means and methods used. Unless otherwise noted, a contingency or allowance for these or other unknown factors is not included in this cost estimate.

This document is the rendering of a professional service, the essence of which is the provision of advice, judgment, opinion, or professional skill. In the event that additional information becomes available that could affect the conclusions reached in this document, this office reserves the right to review, and, if required, change some or all of the opinions presented herein.

This document has been prepared for exclusive use of the client and its representatives. No unauthorized re-use or reproduction of this report, in part or whole, shall be permitted without prior written consent.

**NELSON FORENSICS, LLC**

*Nationwide Experts and Consultants*

# Nelson Forensics, LLC

NELSON

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

## 37047\_BROOKWILLOW-1

### General Conditions

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
2. Tandem axle dump trailer - per load - including dump fees	1.00 EA	245.10	0.00	49.02	294.12	(0.00)	294.12
3. Residential Supervision / Project Management - per hour	0.00 HR	74.74	0.00	0.00	0.00	(0.00)	0.00
4. Cleaning Technician - per hour	26.00 HR	61.00	0.00	317.20	1,903.20	(0.00)	1,903.20
Minimal debris cleaning upon completion of re-roof							
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>366.22</b>	<b>2,197.32</b>	<b>0.00</b>	<b>2,197.32</b>

## Building 1 (2450-2454 Theresea Lane)

### Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
5. Tear off, haul and dispose of comp. shingles - Laminated	61.95 SQ	69.15	0.00	856.76	5,140.60	(0.00)	5,140.60
6. Remove Additional charge for high roof (2 stories or greater)	48.86 SQ	6.63	0.00	64.78	388.72	(0.00)	388.72
7. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
8. Asphalt starter - peel and stick	541.33 LF	2.29	41.25	256.20	1,537.10	(1,280.90)	256.20
9. Roofing felt - 15 lb.	61.95 SQ	38.04	41.74	479.66	2,877.98	(2,398.32)	479.66
10. Laminated - comp. shingle rfg. - w/out felt	71.33 SQ	307.18	1,007.62	4,583.76	27,502.53	(15,279.18)	12,223.35
11. Additional charge for high roof (2 stories or greater)	56.19 SQ	23.54	0.00	264.54	1,587.25	(0.00)	1,587.25
12. R&R Hip / Ridge cap - High profile - composition shingles	210.17 LF	12.37	101.92	540.36	3,242.09	(1,342.98)	1,899.11
13. R&R Drip edge/gutter apron	541.33 LF	3.78	68.44	422.94	2,537.61	(1,081.56)	1,456.05
14. Gutter / downspout - Detach & reset	479.75 LF	4.73	0.00	453.84	2,723.06	(0.00)	2,723.06
15. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
16. Step flashing	45.50 LF	11.87	8.87	109.80	658.76	(313.69)	345.07
17. R&R Aluminum sidewall/endwall flashing - mill finish	205.00 LF	8.18	60.01	347.38	2,084.29	(422.72)	1,661.57
18. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
19. R&R Continuous ridge vent - shingle-over style	50.00 LF	12.29	21.17	127.14	762.81	(333.24)	429.57
20. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31
21. Central air - condenser unit - Detach & reset	5.00 EA	867.92	0.00	867.92	5,207.52	(0.00)	5,207.52

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
22. Crane and operator - 14 ton capacity - 65' extension boom	5.00 HR	150.00	0.00	150.00	900.00	(0.00)	900.00
23. Digital satellite system - Detach & reset	3.00 EA	51.09	0.00	30.66	183.93	(0.00)	183.93
24. R&R Roof vent - turtle type - Metal	4.00 EA	85.50	8.13	70.02	420.15	(0.00)	420.15
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>1,428.13</b>	<b>10,126.00</b>	<b>60,755.80</b>	<b>24,390.87</b>	<b>36,364.93</b>
<b>Total: Building 1 (2450-2454 Theresea Lane)</b>			<b>1,428.13</b>	<b>10,126.00</b>	<b>60,755.80</b>	<b>24,390.87</b>	<b>36,364.93</b>

**Building 2 (2456-2460 Theresea Lane)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
25. Tear off, haul and dispose of comp. shingles - Laminated	61.95 SQ	69.15	0.00	856.76	5,140.60	(0.00)	5,140.60
26. Remove Additional charge for high roof (2 stories or greater)	48.86 SQ	6.63	0.00	64.78	388.72	(0.00)	388.72
27. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
28. Asphalt starter - peel and stick	541.33 LF	2.29	41.25	256.20	1,537.10	(1,280.90)	256.20
29. Roofing felt - 15 lb.	61.95 SQ	38.04	41.74	479.66	2,877.98	(2,398.32)	479.66
30. Laminated - comp. shingle rfg. - w/out felt	71.33 SQ	307.18	1,007.62	4,583.76	27,502.53	(15,279.18)	12,223.35
31. Additional charge for high roof (2 stories or greater)	56.19 SQ	23.54	0.00	264.54	1,587.25	(0.00)	1,587.25
32. R&R Hip / Ridge cap - High profile - composition shingles	210.17 LF	12.37	101.92	540.36	3,242.09	(1,342.98)	1,899.11
33. R&R Drip edge/gutter apron	541.33 LF	3.78	68.44	422.94	2,537.61	(1,081.56)	1,456.05
34. Gutter / downspout - Detach & reset	479.75 LF	4.73	0.00	453.84	2,723.06	(0.00)	2,723.06
35. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
36. Step flashing	45.50 LF	11.87	8.87	109.80	658.76	(313.69)	345.07
37. R&R Aluminum sidewall/endwall flashing - mill finish	205.00 LF	8.18	60.01	347.38	2,084.29	(422.72)	1,661.57
38. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
39. R&R Continuous ridge vent - shingle-over style	50.00 LF	12.29	21.17	127.14	762.81	(333.24)	429.57
40. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
41. Central air - condenser unit - Detach & reset	5.00 EA	867.92	0.00	867.92	5,207.52	(0.00)	5,207.52
42. Crane and operator - 14 ton capacity - 65' extension boom	5.00 HR	150.00	0.00	150.00	900.00	(0.00)	900.00
43. Digital satellite system - Detach & reset	2.00 EA	51.09	0.00	20.44	122.62	(0.00)	122.62
44. R&R Roof vent - turtle type - Metal	4.00 EA	85.50	8.13	70.02	420.15	(0.00)	420.15
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>1,428.13</b>	<b>10,115.78</b>	<b>60,694.49</b>	<b>24,390.87</b>	<b>36,303.62</b>

**Elevations**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
45. R&R Vinyl J trim	8.00 LF	5.18	0.63	8.42	50.49	(12.63)	37.86
46. R&R Siding - vinyl - Premium grade	4.00 SF	6.77	1.24	5.66	33.98	(10.32)	23.66
<b>Totals: Elevations</b>			<b>1.87</b>	<b>14.08</b>	<b>84.47</b>	<b>22.95</b>	<b>61.52</b>
<b>Total: Building 2 (2456-2460 Theresa Lane)</b>			<b>1,430.00</b>	<b>10,129.86</b>	<b>60,778.96</b>	<b>24,413.82</b>	<b>36,365.14</b>

**Building 3 (2451-2453 1/2 Theresa Lane)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
47. Tear off, haul and dispose of comp. shingles - Laminated	49.36 SQ	69.15	0.00	682.64	4,095.88	(0.00)	4,095.88
48. Remove Additional charge for high roof (2 stories or greater)	39.11 SQ	6.63	0.00	51.86	311.16	(0.00)	311.16
49. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
50. Asphalt starter - peel and stick	462.75 LF	2.29	35.27	219.00	1,313.97	(1,094.97)	219.00
51. Roofing felt - 15 lb.	49.36 SQ	38.04	33.26	382.20	2,293.11	(1,910.91)	382.20
52. Laminated - comp. shingle rfg. - w/out felt	57.00 SQ	307.18	805.19	3,662.90	21,977.35	(12,209.63)	9,767.72
53. Additional charge for high roof (2 stories or greater)	44.98 SQ	23.54	0.00	211.76	1,270.59	(0.00)	1,270.59

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
54. R&R Hip / Ridge cap - High profile - composition shingles	192.58 LF	12.37	93.39	495.12	2,970.73	(1,230.58)	1,740.15
55. R&R Drip edge/gutter apron	406.08 LF	3.78	51.34	317.26	1,903.58	(811.33)	1,092.25
56. Gutter / downspout - Detach & reset	406.08 LF	4.73	0.00	384.16	2,304.92	(0.00)	2,304.92
57. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
58. Step flashing	48.08 LF	11.87	9.37	116.02	696.10	(331.47)	364.63
59. R&R Aluminum sidewall/endwall flashing - mill finish	150.17 LF	8.18	43.96	254.48	1,526.83	(309.66)	1,217.17
60. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
61. R&R Continuous ridge vent - shingle-over style	40.00 LF	12.29	16.94	101.70	610.24	(266.59)	343.65
62. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31
63. Central air - condenser unit - Detach & reset	4.00 EA	867.92	0.00	694.34	4,166.02	(0.00)	4,166.02
64. Crane and operator - 14 ton capacity - 65' extension boom	4.00 HR	150.00	0.00	120.00	720.00	(0.00)	720.00
65. Digital satellite system - Detach & reset	2.00 EA	51.09	0.00	20.44	122.62	(0.00)	122.62
66. R&R Roof vent - turtle type - Metal	4.00 EA	85.50	8.13	70.02	420.15	(0.00)	420.15

This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.

<b>Totals: Roof</b>			<b>1,165.83</b>	<b>8,284.14</b>	<b>49,704.65</b>	<b>20,103.42</b>	<b>29,601.23</b>
<b>Total: Building 3 (2451-2453 1/2 Theresea Lane)</b>			<b>1,165.83</b>	<b>8,284.14</b>	<b>49,704.65</b>	<b>20,103.42</b>	<b>29,601.23</b>

**Building 4 (2455-2459 1/2 Theresea Lane)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
67. Tear off, haul and dispose of comp. shingles - Laminated	87.47 SQ	69.15	0.00	1,209.72	7,258.27	(0.00)	7,258.27
68. Remove Additional charge for high roof (2 stories or greater)	39.25 SQ	6.63	0.00	52.04	312.27	(0.00)	312.27
69. R&R Modified bitumen roof	2.38 SQ	492.64	32.48	240.98	1,445.94	(1,055.02)	390.92
70. Asphalt starter - peel and stick	764.67 LF	2.29	58.27	361.88	2,171.24	(1,809.36)	361.88
71. Roofing felt - 15 lb.	87.47 SQ	38.04	58.93	677.26	4,063.55	(3,386.29)	677.26
72. Laminated - comp. shingle rfg. - w/out felt	101.00 SQ	307.18	1,426.75	6,490.40	38,942.33	(21,634.62)	17,307.71

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
73. Additional charge for high roof (2 stories or greater)	45.14 SQ	23.54	0.00	212.52	1,275.12	(0.00)	1,275.12
74. R&R Hip / Ridge cap - High profile - composition shingles	514.75 LF	12.37	249.63	1,323.40	7,940.49	(3,289.24)	4,651.25
75. R&R Drip edge/gutter apron	764.67 LF	3.78	96.68	597.42	3,584.55	(1,527.79)	2,056.76
76. Ice & water barrier Valley liner	438.25 SF	2.08	27.33	187.78	1,126.67	(625.93)	500.74
77. Gutter / downspout - Detach & reset	698.17 LF	4.73	0.00	660.46	3,962.80	(0.00)	3,962.80
78. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
79. Step flashing	134.50 LF	11.87	26.21	324.54	1,947.27	(927.28)	1,019.99
80. R&R Aluminum sidewall/endwall flashing - mill finish	195.83 LF	8.18	57.32	331.84	1,991.05	(403.82)	1,587.23
81. R&R Exhaust cap - through roof - up to 4"	11.00 EA	111.99	37.92	253.96	1,523.77	(654.64)	869.13
82. R&R Roof vent - turtle type - Metal	16.00 EA	85.50	32.53	280.10	1,680.63	(697.08)	983.55
83. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
84. R&R Continuous ridge vent - shingle-over style	30.00 LF	12.29	12.70	76.28	457.68	(199.95)	257.73
85. Central air - condenser unit - Detach & reset	6.00 EA	867.92	0.00	1,041.50	6,249.02	(0.00)	6,249.02
86. Crane and operator - 14 ton capacity - 65' extension boom	6.00 HR	150.00	0.00	180.00	1,080.00	(0.00)	1,080.00
87. Digital satellite system - Detach & reset	3.00 EA	51.09	0.00	30.66	183.93	(0.00)	183.93
88. R&R Roof vent - turtle type - Metal	15.00 EA	85.50	30.50	262.62	1,575.62	(0.00)	1,575.62

This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.

<b>Totals: Roof</b>			<b>2,150.99</b>	<b>14,753.30</b>	<b>88,519.89</b>	<b>36,928.53</b>	<b>51,591.36</b>
<b>Total: Building 4 (2455-2459 1/2 Theresea Lane)</b>			<b>2,150.99</b>	<b>14,753.30</b>	<b>88,519.89</b>	<b>36,928.53</b>	<b>51,591.36</b>

**Building 5 (2461-2465 1/2 Theresea Lane)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
89. Tear off, haul and dispose of comp. shingles - Laminated	87.47 SQ	69.15	0.00	1,209.72	7,258.27	(0.00)	7,258.27
90. Remove Additional charge for high roof (2 stories or greater)	39.25 SQ	6.63	0.00	52.04	312.27	(0.00)	312.27

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
91. R&R Modified bitumen roof	2.38 SQ	492.64	32.48	240.98	1,445.94	(1,055.02)	390.92
92. Asphalt starter - peel and stick	764.67 LF	2.29	58.27	361.88	2,171.24	(1,809.36)	361.88
93. Roofing felt - 15 lb.	87.47 SQ	38.04	58.93	677.26	4,063.55	(3,386.29)	677.26
94. Laminated - comp. shingle rfg. - w/out felt	101.00 SQ	307.18	1,426.75	6,490.40	38,942.33	(21,634.62)	17,307.71
95. Additional charge for high roof (2 stories or greater)	45.14 SQ	23.54	0.00	212.52	1,275.12	(0.00)	1,275.12
96. R&R Hip / Ridge cap - High profile - composition shingles	514.75 LF	12.37	249.63	1,323.40	7,940.49	(3,289.24)	4,651.25
97. R&R Drip edge/gutter apron	764.67 LF	3.78	96.68	597.42	3,584.55	(1,527.79)	2,056.76
98. Ice & water barrier Valley liner	438.25 SF	2.08	27.33	187.78	1,126.67	(625.93)	500.74
99. Gutter / downspout - Detach & reset	698.17 LF	4.73	0.00	660.46	3,962.80	(0.00)	3,962.80
100. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
101. Step flashing	134.50 LF	11.87	26.21	324.54	1,947.27	(927.28)	1,019.99
102. R&R Aluminum sidewall/endwall flashing - mill finish	195.83 LF	8.18	57.32	331.84	1,991.05	(403.82)	1,587.23
103. R&R Exhaust cap - through roof - up to 4"	11.00 EA	111.99	37.92	253.96	1,523.77	(654.64)	869.13
104. R&R Roof vent - turtle type - Metal	12.00 EA	85.50	24.40	210.08	1,260.48	(522.81)	737.67
105. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
106. R&R Continuous ridge vent - shingle-over style	30.00 LF	12.29	12.70	76.28	457.68	(199.95)	257.73
107. Central air - condenser unit - Detach & reset	6.00 EA	867.92	0.00	1,041.50	6,249.02	(0.00)	6,249.02
108. Crane and operator - 14 ton capacity - 65' extension boom	6.00 HR	150.00	0.00	180.00	1,080.00	(0.00)	1,080.00
109. Digital satellite system - Detach & reset	1.00 EA	51.09	0.00	10.22	61.31	(0.00)	61.31
110. R&R Roof vent - turtle type - Metal	19.00 EA	85.50	38.63	332.62	1,995.75	(0.00)	1,995.75

This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.

**Totals: Roof** **2,142.86** **14,662.84** **87,977.12** **36,754.26** **51,222.86**

**Total: Building 5 (2461-2465 1/2 Theresea Lane)** **2,142.86** **14,662.84** **87,977.12** **36,754.26** **51,222.86**

**Building 6 (2467-2471 1/2 Theresea Lane)**

**Roof**

## Nelson Forensics, LLC

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
111. Tear off, haul and dispose of comp. shingles - Laminated	87.47 SQ	69.15	0.00	1,209.72	7,258.27	(0.00)	7,258.27
112. Remove Additional charge for high roof (2 stories or greater)	39.25 SQ	6.63	0.00	52.04	312.27	(0.00)	312.27
113. R&R Modified bitumen roof	2.38 SQ	492.64	32.48	240.98	1,445.94	(1,055.02)	390.92
114. Asphalt starter - peel and stick	764.67 LF	2.29	58.27	361.88	2,171.24	(1,809.36)	361.88
115. Roofing felt - 15 lb.	87.47 SQ	38.04	58.93	677.26	4,063.55	(3,386.29)	677.26
116. Laminated - comp. shingle rfg. - w/out felt	101.00 SQ	307.18	1,426.75	6,490.40	38,942.33	(21,634.62)	17,307.71
117. Additional charge for high roof (2 stories or greater)	45.14 SQ	23.54	0.00	212.52	1,275.12	(0.00)	1,275.12
118. R&R Hip / Ridge cap - High profile - composition shingles	514.75 LF	12.37	249.63	1,323.40	7,940.49	(3,289.24)	4,651.25
119. R&R Drip edge/gutter apron	764.67 LF	3.78	96.68	597.42	3,584.55	(1,527.79)	2,056.76
120. Ice & water barrier Valley liner	438.25 SF	2.08	27.33	187.78	1,126.67	(625.93)	500.74
121. Gutter / downspout - Detach & reset	698.17 LF	4.73	0.00	660.46	3,962.80	(0.00)	3,962.80
122. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
123. Step flashing	134.50 LF	11.87	26.21	324.54	1,947.27	(927.28)	1,019.99
124. R&R Aluminum sidewall/endwall flashing - mill finish	195.83 LF	8.18	57.32	331.84	1,991.05	(403.82)	1,587.23
125. R&R Exhaust cap - through roof - up to 4"	11.00 EA	111.99	37.92	253.96	1,523.77	(654.64)	869.13
126. R&R Roof vent - turtle type - Metal	14.00 EA	85.50	28.47	245.10	1,470.57	(609.95)	860.62
127. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
128. R&R Continuous ridge vent - shingle-over style	30.00 LF	12.29	12.70	76.28	457.68	(199.95)	257.73
129. Central air - condenser unit - Detach & reset	6.00 EA	867.92	0.00	1,041.50	6,249.02	(0.00)	6,249.02
130. Crane and operator - 14 ton capacity - 65' extension boom	6.00 HR	150.00	0.00	180.00	1,080.00	(0.00)	1,080.00
131. Digital satellite system - Detach & reset	2.00 EA	51.09	0.00	20.44	122.62	(0.00)	122.62
<del>132. R&amp;R Roof vent - turtle type - Metal</del>	<del>17.00 EA</del>	<del>85.50</del>	<del>34.57</del>	<del>297.62</del>	<del>1,785.69</del>	<del>(0.00)</del>	<del>1,785.69</del>
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>2,146.93</b>	<b>14,708.08</b>	<b>88,248.52</b>	<b>36,841.40</b>	<b>51,407.12</b>
<b>Total: Building 6 (2467-2471 1/2 Theresea Lane)</b>			<b>2,146.93</b>	<b>14,708.08</b>	<b>88,248.52</b>	<b>36,841.40</b>	<b>51,407.12</b>

### Building 7 (2473-2475 1/2 Theresea Lane)

#### Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
-------------	----------	------------	-----	-----	-----	---------	-----

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
133. Tear off, haul and dispose of comp. shingles - Laminated	49.36 SQ	69.15	0.00	682.64	4,095.88	(0.00)	4,095.88
134. Remove Additional charge for high roof (2 stories or greater)	39.11 SQ	6.63	0.00	51.86	311.16	(0.00)	311.16
135. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
136. Asphalt starter - peel and stick	462.75 LF	2.29	35.27	219.00	1,313.97	(1,094.97)	219.00
137. Roofing felt - 15 lb.	49.36 SQ	38.04	33.26	382.20	2,293.11	(1,910.91)	382.20
138. Laminated - comp. shingle rfg. - w/out felt	57.00 SQ	307.18	805.19	3,662.90	21,977.35	(12,209.63)	9,767.72
139. Additional charge for high roof (2 stories or greater)	44.98 SQ	23.54	0.00	211.76	1,270.59	(0.00)	1,270.59
140. R&R Hip / Ridge cap - High profile - composition shingles	192.58 LF	12.37	93.39	495.12	2,970.73	(1,230.58)	1,740.15
141. R&R Drip edge/gutter apron	406.08 LF	3.78	51.34	317.26	1,903.58	(811.33)	1,092.25
142. Gutter / downspout - Detach & reset	406.08 LF	4.73	0.00	384.16	2,304.92	(0.00)	2,304.92
143. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
144. Step flashing	45.08 LF	11.87	8.78	108.78	652.66	(310.79)	341.87
145. R&R Aluminum sidewall/endwall flashing - mill finish	150.17 LF	8.18	43.96	254.48	1,526.83	(309.66)	1,217.17
146. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
147. R&R Continuous ridge vent - shingle-over style	40.00 LF	12.29	16.94	101.70	610.24	(266.59)	343.65
148. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31
149. Central air - condenser unit - Detach & reset	4.00 EA	867.92	0.00	694.34	4,166.02	(0.00)	4,166.02
150. Crane and operator - 14 ton capacity - 65' extension boom	4.00 HR	150.00	0.00	120.00	720.00	(0.00)	720.00
151. Digital satellite system - Detach & reset	2.00 EA	51.09	0.00	20.44	122.62	(0.00)	122.62
<del>152. R&amp;R Roof vent - turtle type - Metal</del>	<del>4.00 EA</del>	<del>85.50</del>	<del>8.13</del>	<del>70.02</del>	<del>420.15</del>	<del>(0.00)</del>	<del>420.15</del>
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>1,165.24</b>	<b>8,276.90</b>	<b>49,661.21</b>	<b>20,082.74</b>	<b>29,578.47</b>
<b>Total: Building 7 (2473-2475 1/2 Theresea Lane)</b>			<b>1,165.24</b>	<b>8,276.90</b>	<b>49,661.21</b>	<b>20,082.74</b>	<b>29,578.47</b>

**Building 8 (2462-2466 Theresea Lane)**

**Roof**

## Nelson Forensics, LLC

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
153. Tear off, haul and dispose of comp. shingles - Laminated	61.95 SQ	69.15	0.00	856.76	5,140.60	(0.00)	5,140.60
154. Remove Additional charge for high roof (2 stories or greater)	48.86 SQ	6.63	0.00	64.78	388.72	(0.00)	388.72
155. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
156. Asphalt starter - peel and stick	541.33 LF	2.29	41.25	256.20	1,537.10	(1,280.90)	256.20
157. Roofing felt - 15 lb.	61.95 SQ	38.04	41.74	479.66	2,877.98	(2,398.32)	479.66
158. Laminated - comp. shingle rfg. - w/out felt	71.33 SQ	307.18	1,007.62	4,583.76	27,502.53	(15,279.18)	12,223.35
159. Additional charge for high roof (2 stories or greater)	56.19 SQ	23.54	0.00	264.54	1,587.25	(0.00)	1,587.25
160. R&R Hip / Ridge cap - High profile - composition shingles	210.17 LF	12.37	101.92	540.36	3,242.09	(1,342.98)	1,899.11
161. R&R Drip edge/gutter apron	541.33 LF	3.78	68.44	422.94	2,537.61	(1,081.56)	1,456.05
162. Gutter / downspout - Detach & reset	479.75 LF	4.73	0.00	453.84	2,723.06	(0.00)	2,723.06
163. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
164. Step flashing	45.50 LF	11.87	8.87	109.80	658.76	(313.69)	345.07
165. R&R Aluminum sidewall/endwall flashing - mill finish	205.00 LF	8.18	60.01	347.38	2,084.29	(422.72)	1,661.57
166. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
167. R&R Continuous ridge vent - shingle-over style	50.00 LF	12.29	21.17	127.14	762.81	(333.24)	429.57
168. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31
169. Central air - condenser unit - Detach & reset	5.00 EA	867.92	0.00	867.92	5,207.52	(0.00)	5,207.52
170. Crane and operator - 14 ton capacity - 65' extension boom	5.00 HR	150.00	0.00	150.00	900.00	(0.00)	900.00
171. Digital satellite system - Detach & reset	2.00 EA	51.09	0.00	20.44	122.62	(0.00)	122.62
<del>172. R&amp;R Roof vent - turtle type - Metal</del>	<del>4.00 EA</del>	<del>85.50</del>	<del>8.13</del>	<del>70.02</del>	<del>420.15</del>	<del>(0.00)</del>	<del>420.15</del>
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>1,428.13</b>	<b>10,115.78</b>	<b>60,694.49</b>	<b>24,390.87</b>	<b>36,303.62</b>

### Elevations

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
173. Soffit & Fascia Installer - per hour Labor to reset detached siding	1.00 HR	97.45	0.00	19.50	116.95	(0.00)	116.95
<b>Totals: Elevations</b>			<b>0.00</b>	<b>19.50</b>	<b>116.95</b>	<b>0.00</b>	<b>116.95</b>
<b>Total: Building 8 (2462-2466 Theresa Lane)</b>			<b>1,428.13</b>	<b>10,135.28</b>	<b>60,811.44</b>	<b>24,390.87</b>	<b>36,420.57</b>

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**Building 9 (2468-2472 Theresea Lane)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
174. Tear off, haul and dispose of comp. shingles - Laminated	61.95 SQ	69.15	0.00	856.76	5,140.60	(0.00)	5,140.60
175. Remove Additional charge for high roof (2 stories or greater)	48.86 SQ	6.63	0.00	64.78	388.72	(0.00)	388.72
176. R&R Modified bitumen roof	1.98 SQ	492.64	27.02	200.48	1,202.93	(877.71)	325.22
177. Asphalt starter - peel and stick	541.33 LF	2.29	41.25	256.20	1,537.10	(1,280.90)	256.20
178. Roofing felt - 15 lb.	61.95 SQ	38.04	41.74	479.66	2,877.98	(2,398.32)	479.66
179. Laminated - comp. shingle rfg. - w/out felt	71.33 SQ	307.18	1,007.62	4,583.76	27,502.53	(15,279.18)	12,223.35
180. Additional charge for high roof (2 stories or greater)	56.19 SQ	23.54	0.00	264.54	1,587.25	(0.00)	1,587.25
181. R&R Hip / Ridge cap - High profile - composition shingles	210.17 LF	12.37	101.92	540.36	3,242.09	(1,342.98)	1,899.11
182. R&R Drip edge/gutter apron	541.33 LF	3.78	68.44	422.94	2,537.61	(1,081.56)	1,456.05
183. Gutter / downspout - Detach & reset	479.75 LF	4.73	0.00	453.84	2,723.06	(0.00)	2,723.06
184. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
185. Step flashing	45.50 LF	11.87	8.87	109.80	658.76	(313.69)	345.07
186. R&R Aluminum sidewall/endwall flashing - mill finish	205.00 LF	8.18	60.01	347.38	2,084.29	(422.72)	1,661.57
187. R&R Roof vent - turtle type - Metal	10.00 EA	85.50	20.33	175.06	1,050.39	(435.68)	614.71
188. R&R Continuous ridge vent - shingle-over style	50.00 LF	12.29	21.17	127.14	762.81	(333.24)	429.57
189. R&R Furnace vent - rain cap and storm collar, 6"	5.00 EA	124.76	22.36	129.24	775.40	(463.09)	312.31
190. Central air - condenser unit - Detach & reset	5.00 EA	867.92	0.00	867.92	5,207.52	(0.00)	5,207.52
191. Crane and operator - 14 ton capacity - 65' extension boom	5.00 HR	150.00	0.00	150.00	900.00	(0.00)	900.00
<del>192. R&amp;R Roof vent - turtle type - Metal</del>	<del>4.00 EA</del>	<del>85.50</del>	<del>8.13</del>	<del>70.02</del>	<del>420.15</del>	<del>(0.00)</del>	<del>420.15</del>

This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.

**Totals: Roof** **1,428.13** **10,095.34** **60,571.87** **24,390.87** **36,181.00**

**Total: Building 9 (2468-2472 Theresea Lane)** **1,428.13** **10,095.34** **60,571.87** **24,390.87** **36,181.00**

**Building 10 (2464-2470 1/2 Brookwillow Loop)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
193. Tear off, haul and dispose of comp. shingles - Laminated	103.90 SQ	69.15	0.00	1,436.94	8,621.63	(0.00)	8,621.63

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
194. Remove Additional charge for high roof (2 stories or greater)	55.56 SQ	6.63	0.00	73.68	442.04	(0.00)	442.04
195. R&R Modified bitumen roof	3.17 SQ	492.64	43.26	321.00	1,925.93	(1,405.22)	520.71
196. Asphalt starter - peel and stick	878.92 LF	2.29	66.98	415.94	2,495.65	(2,079.71)	415.94
197. Roofing felt - 15 lb.	103.90 SQ	38.04	70.00	804.48	4,826.84	(4,022.36)	804.48
198. Laminated - comp. shingle rfg. - w/out felt	120.00 SQ	307.18	1,695.14	7,711.34	46,268.08	(25,704.49)	20,563.59
199. Additional charge for high roof (2 stories or greater)	63.89 SQ	23.54	0.00	300.80	1,804.77	(0.00)	1,804.77
200. R&R Hip / Ridge cap - High profile - composition shingles	522.08 LF	12.37	253.19	1,342.26	8,053.58	(3,336.08)	4,717.50
201. R&R Drip edge/gutter apron	878.92 LF	3.78	111.13	686.70	4,120.15	(1,756.05)	2,364.10
202. Ice & water barrier Valley liner	401.75 SF	2.08	25.05	172.14	1,032.83	(573.79)	459.04
203. Gutter / downspout - Detach & reset	804.50 LF	4.73	0.00	761.06	4,566.35	(0.00)	4,566.35
204. R&R Flashing - pipe jack	11.00 EA	63.99	16.28	144.04	864.21	(355.96)	508.25
205. Step flashing	86.58 LF	11.87	16.87	208.92	1,253.49	(596.90)	656.59
206. R&R Aluminum sidewall/endwall flashing - mill finish	193.50 LF	8.18	56.64	327.88	1,967.35	(399.00)	1,568.35
207. R&R Exhaust cap - through roof - up to 4"	16.00 EA	111.99	55.16	369.40	2,216.40	(952.21)	1,264.19
208. R&R Roof vent - turtle type - Metal	15.00 EA	85.50	30.50	262.62	1,575.62	(653.52)	922.10
209. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
210. R&R Continuous ridge vent - shingle-over style	61.54 LF	12.29	26.06	156.48	938.87	(410.15)	528.72
211. Central air - condenser unit - Detach & reset	8.00 EA	867.92	0.00	1,388.68	8,332.04	(0.00)	8,332.04
212. Crane and operator - 14 ton capacity - 65' extension boom	8.00 HR	150.00	0.00	240.00	1,440.00	(0.00)	1,440.00
213. Digital satellite system - Detach & reset	5.00 EA	51.09	0.00	51.10	306.55	(0.00)	306.55
<b>Totals: Roof</b>			<b>2,493.10</b>	<b>17,330.54</b>	<b>103,982.86</b>	<b>42,801.15</b>	<b>61,181.71</b>
<b>Total: Building 10 (2464-2470 1/2 Brookwillow Loop)</b>			<b>2,493.10</b>	<b>17,330.54</b>	<b>103,982.86</b>	<b>42,801.15</b>	<b>61,181.71</b>

**Building 11 (2458-2462 1/2 Brookwillow Loop)**

**Roof**

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
214. Tear off, haul and dispose of comp. shingles - Laminated	87.47 SQ	69.15	0.00	1,209.72	7,258.27	(0.00)	7,258.27
215. Remove Additional charge for high roof (2 stories or greater)	39.25 SQ	6.63	0.00	52.04	312.27	(0.00)	312.27
216. R&R Modified bitumen roof	2.38 SQ	492.64	32.48	240.98	1,445.94	(1,055.02)	390.92
217. Asphalt starter - peel and stick	764.67 LF	2.29	58.27	361.88	2,171.24	(1,809.36)	361.88
218. Roofing felt - 15 lb.	87.47 SQ	38.04	58.93	677.26	4,063.55	(3,386.29)	677.26
219. Laminated - comp. shingle rfg. - w/out felt	101.00 SQ	307.18	1,426.75	6,490.40	38,942.33	(21,634.62)	17,307.71
220. Additional charge for high roof (2 stories or greater)	45.14 SQ	23.54	0.00	212.52	1,275.12	(0.00)	1,275.12
221. R&R Hip / Ridge cap - High profile - composition shingles	514.75 LF	12.37	249.63	1,323.40	7,940.49	(3,289.24)	4,651.25
222. R&R Drip edge/gutter apron	764.67 LF	3.78	96.68	597.42	3,584.55	(1,527.79)	2,056.76
223. Ice & water barrier Valley liner	438.25 SF	2.08	27.33	187.78	1,126.67	(625.93)	500.74
224. Gutter / downspout - Detach & reset	698.17 LF	4.73	0.00	660.46	3,962.80	(0.00)	3,962.80
225. R&R Flashing - pipe jack	5.00 EA	63.99	7.40	65.48	392.83	(161.80)	231.03
226. Step flashing	134.50 LF	11.87	26.21	324.54	1,947.27	(927.28)	1,019.99
227. R&R Aluminum sidewall/endwall flashing - mill finish	195.83 LF	8.18	57.32	331.84	1,991.05	(403.82)	1,587.23
228. R&R Exhaust cap - through roof - up to 4"	11.00 EA	111.99	37.92	253.96	1,523.77	(654.64)	869.13
229. R&R Roof vent - turtle type - Metal	16.00 EA	85.50	32.53	280.10	1,680.63	(697.08)	983.55
230. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
231. R&R Continuous ridge vent - shingle-over style	30.00 LF	12.29	12.70	76.28	457.68	(199.95)	257.73
232. Central air - condenser unit - Detach & reset	6.00 EA	867.92	0.00	1,041.50	6,249.02	(0.00)	6,249.02
233. Crane and operator - 14 ton capacity - 65' extension boom	6.00 HR	150.00	0.00	180.00	1,080.00	(0.00)	1,080.00
234. Digital satellite system - Detach & reset	4.00 EA	51.09	0.00	40.88	245.24	(0.00)	245.24
235. R&R Roof vent - turtle type - Metal	15.00 EA	85.50	30.50	262.62	1,575.62	(0.00)	1,575.62
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>2,150.99</b>	<b>14,763.52</b>	<b>88,581.20</b>	<b>36,928.53</b>	<b>51,652.67</b>
<b>Total: Building 11 (2458-2462 1/2 Brookwillow Loop)</b>			<b>2,150.99</b>	<b>14,763.52</b>	<b>88,581.20</b>	<b>36,928.53</b>	<b>51,652.67</b>

**Building 12 (2450-2456 1/2 Brookwillow Loop)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
-------------	----------	------------	-----	-----	-----	---------	-----

# Nelson Forensics, LLC

NELSON

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

## CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
236. Tear off, haul and dispose of comp. shingles - Laminated	103.90 SQ	69.15	0.00	1,436.94	8,621.63	(0.00)	8,621.63
237. Remove Additional charge for high roof (2 stories or greater)	55.56 SQ	6.63	0.00	73.68	442.04	(0.00)	442.04
238. R&R Modified bitumen roof	3.17 SQ	492.64	43.26	321.00	1,925.93	(1,405.22)	520.71
239. Asphalt starter - peel and stick	878.92 LF	2.29	66.98	415.94	2,495.65	(2,079.71)	415.94
240. Roofing felt - 15 lb.	103.90 SQ	38.04	70.00	804.48	4,826.84	(4,022.36)	804.48
241. Laminated - comp. shingle rfg. - w/out felt	120.00 SQ	307.18	1,695.14	7,711.34	46,268.08	(25,704.49)	20,563.59
242. Additional charge for high roof (2 stories or greater)	63.89 SQ	23.54	0.00	300.80	1,804.77	(0.00)	1,804.77
243. R&R Hip / Ridge cap - High profile - composition shingles	522.08 LF	12.37	253.19	1,342.26	8,053.58	(3,336.08)	4,717.50
244. R&R Drip edge/gutter apron	878.92 LF	3.78	111.13	686.70	4,120.15	(1,756.05)	2,364.10
245. Ice & water barrier Valley liner	401.75 SF	2.08	25.05	172.14	1,032.83	(573.79)	459.04
246. Gutter / downspout - Detach & reset	804.50 LF	4.73	0.00	761.06	4,566.35	(0.00)	4,566.35
247. R&R Flashing - pipe jack	11.00 EA	63.99	16.28	144.04	864.21	(355.96)	508.25
248. Step flashing	86.58 LF	11.87	16.87	208.92	1,253.49	(596.90)	656.59
249. R&R Aluminum sidewall/endwall flashing - mill finish	193.50 LF	8.18	56.64	327.88	1,967.35	(399.00)	1,568.35
250. R&R Exhaust cap - through roof - up to 4"	16.00 EA	111.99	55.16	369.40	2,216.40	(952.21)	1,264.19
251. R&R Roof vent - turtle type - Metal	19.00 EA	85.50	38.63	332.62	1,995.75	(827.78)	1,167.97
252. R&R Furnace vent - rain cap and storm collar, 6"	6.00 EA	124.76	26.84	155.08	930.48	(555.71)	374.77
253. R&R Continuous ridge vent - shingle-over style	61.54 LF	12.29	26.06	156.48	938.87	(410.15)	528.72
254. Central air - condenser unit - Detach & reset	8.00 EA	867.92	0.00	1,388.68	8,332.04	(0.00)	8,332.04
255. Crane and operator - 14 ton capacity - 65' extension boom	8.00 HR	150.00	0.00	240.00	1,440.00	(0.00)	1,440.00
256. Digital satellite system - Detach & reset	8.00 EA	51.09	0.00	81.74	490.46	(0.00)	490.46
257. Solar electric panel - Detach & reset	18.00 EA	271.66	0.00	977.98	5,867.86	(0.00)	5,867.86
258. Solar panel- mounting hardware- Detach & reset (per panel)	18.00 EA	29.94	0.00	107.78	646.70	(0.00)	646.70
259. Special Systems - Electrician - per hour	9.00 HR	127.00	0.00	228.60	1,371.60	(0.00)	1,371.60
<b>Totals: Roof</b>			<b>2,501.23</b>	<b>18,745.54</b>	<b>112,473.06</b>	<b>42,975.41</b>	<b>69,497.65</b>
<b>Total: Building 12 (2450-2456 1/2 Brookwillow Loop)</b>			<b>2,501.23</b>	<b>18,745.54</b>	<b>112,473.06</b>	<b>42,975.41</b>	<b>69,497.65</b>

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

**Building 21 (650-654 1/2 Tammera Lane)**

**Elevations**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
260. Siding Installer - per hour Labor to reset detached siding	2.00 HR	97.45	0.00	38.98	233.88	(0.00)	233.88
<b>Totals: Elevations</b>			<b>0.00</b>	<b>38.98</b>	<b>233.88</b>	<b>0.00</b>	<b>233.88</b>
<b>Total: Building 21 (650-654 1/2 Tammera Lane)</b>			<b>0.00</b>	<b>38.98</b>	<b>233.88</b>	<b>0.00</b>	<b>233.88</b>

**Building 22 (2462-2466 1/2 Ajay Avenue)**

**Elevations**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
261. Metal or Vinyl siding - Detach & reset	4.00 SF	2.39	0.01	1.92	11.49	(0.00)	11.49
262. R&R Siding - vinyl	18.00 SF	5.68	3.87	21.22	127.33	(37.91)	89.42
<b>Totals: Elevations</b>			<b>3.88</b>	<b>23.14</b>	<b>138.82</b>	<b>37.91</b>	<b>100.91</b>
<b>Total: Building 22 (2462-2466 1/2 Ajay Avenue)</b>			<b>3.88</b>	<b>23.14</b>	<b>138.82</b>	<b>37.91</b>	<b>100.91</b>

**Clubhouse (2472 Orion Way)**

**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
263. Tear off, haul and dispose of comp. shingles - Laminated	39.50 SQ	69.15	0.00	546.28	3,277.71	(0.00)	3,277.71
264. Asphalt starter - peel and stick	395.75 LF	2.29	30.16	187.30	1,123.73	(936.43)	187.30
265. Roofing felt - 15 lb.	39.50 SQ	38.04	26.61	305.84	1,835.03	(1,529.19)	305.84
266. Laminated - comp. shingle rfg. - w/out felt	44.00 SQ	307.18	621.55	2,827.50	16,964.97	(9,424.98)	7,539.99
267. R&R Hip / Ridge cap - High profile - composition shingles	136.67 LF	12.37	66.28	351.38	2,108.27	(873.32)	1,234.95
268. R&R Drip edge/gutter apron	395.75 LF	3.78	50.04	309.20	1,855.18	(790.69)	1,064.49
269. Gutter / downspout - Detach & reset	209.08 LF	4.73	0.00	197.80	1,186.75	(0.00)	1,186.75
270. R&R Flashing - pipe jack	2.00 EA	63.99	2.96	26.20	157.14	(64.72)	92.42
271. Step flashing	101.42 LF	11.87	19.76	244.74	1,468.36	(699.21)	769.15
272. R&R Aluminum sidewall/endwall flashing - mill finish	26.08 LF	8.18	7.63	44.18	265.15	(53.77)	211.38
273. R&R Roof vent - turtle type - Metal	2.00 EA	85.50	4.07	35.02	210.09	(87.14)	122.95

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
 Suite 104  
 Westminster, CO 80234  
 720-279-6651

**CONTINUED - Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
274. R&R Furnace vent - rain cap and storm collar, 6"	1.00 EA	124.76	4.47	25.86	155.09	(92.62)	62.47
<del>275. R&amp;R Roof vent - turtle type - Metal</del>	<del>16.00 EA</del>	<del>85.50</del>	<del>32.53</del>	<del>280.10</del>	<del>1,680.63</del>	<del>(0.00)</del>	<del>1,680.63</del>
This item did not previously exist or expands the scope of repairs. The upgrade cost is payable when incurred, subject to limits.							
<b>Totals: Roof</b>			<b>833.53</b>	<b>5,101.30</b>	<b>30,607.47</b>	<b>14,552.07</b>	<b>16,055.40</b>
<b>Total: Clubhouse (2472 Orion Way)</b>			<b>833.53</b>	<b>5,101.30</b>	<b>30,607.47</b>	<b>14,552.07</b>	<b>16,055.40</b>
<b>Line Item Totals: 37047_BROOKWILLOW-1</b>			<b>22,468.97</b>	<b>157,540.98</b>	<b>945,244.07</b>	<b>385,591.85</b>	<b>559,652.22</b>

## Nelson Forensics, LLC

NELSON

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

### Summary for Dwelling

Line Item Total	765,234.12
Material Sales Tax	22,468.97
Subtotal	787,703.09
Overhead	78,770.49
Profit	78,770.49
<b>Replacement Cost Value</b>	<b>\$945,244.07</b>
Less Depreciation	(385,591.85)
<b>Actual Cash Value</b>	<b>\$559,652.22</b>
<b>Net Claim</b>	<b>\$559,652.22</b>
Total Recoverable Depreciation	385,591.85
Total Paid When Incurred	10,714.06
<b>Net Claim if Additional Amounts are Recovered</b>	<b>\$955,958.13</b>

Additional Amounts include depreciation that has been recovered and Paid When Incurred (PWI) items. Paid When Incurred (PWI) items refer to items, which may not be necessary in the repair of your property damaged by a covered loss. If incurred, or completed, reimbursement of reasonable costs will be made up to the maximum amounts identified as eligible for PWI in the estimate.

### Dwelling Paid When Incurred

Line Item Total	8,721.00
Material Sales Tax	207.38
Subtotal	8,928.38
Overhead	892.84
Profit	892.84
<b>Replacement Cost Value</b>	<b>\$10,714.06</b>
<b>Total Paid When Incurred</b>	<b>\$10,714.06</b>
<b>Net Claim</b>	<b>\$559,652.22</b>
<b>Net Claim if Additional Amounts are Recovered</b>	<b>\$955,958.13</b>

**Nelson Forensics, LLC**

NELSON

1120 West 122nd Avenue  
 Suite 104  
 Westminster, CO 80234  
 720-279-6651

**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>	<b>Material Sales Tax (8.66%)</b>	<b>Manuf. Home Tax (8.66%)</b>	<b>Storage Rental Tax (8.66%)</b>	<b>Local Food Tax (5.76%)</b>
<b>Line Items</b>	78,770.49	78,770.49	22,468.97	0.00	0.00	0.00
<b>Total</b>	<b>78,770.49</b>	<b>78,770.49</b>	<b>22,468.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
 Suite 104  
 Westminster, CO 80234  
 720-279-6651

**Recap by Room**

<b>Estimate: 37047_BROOKWILLOW-1</b>		
<b>General Conditions</b>	<b>1,831.10</b>	<b>0.24%</b>
<b>Area: Building 1 (2450-2454 Theresea Lane)</b>		
<b>Roof</b>	<b>49,201.67</b>	<b>6.43%</b>
<hr/>		
<b>Area Subtotal: Building 1 (2450-2454 Theresea Lane)</b>	<b>49,201.67</b>	<b>6.43%</b>
<b>Area: Building 2 (2456-2460 Theresea Lane)</b>		
<b>Roof</b>	<b>49,150.58</b>	<b>6.42%</b>
<b>Elevations</b>	<b>68.52</b>	<b>0.01%</b>
<hr/>		
<b>Area Subtotal: Building 2 (2456-2460 Theresea Lane)</b>	<b>49,219.10</b>	<b>6.43%</b>
<b>Area: Building 3 (2451-2453 1/2 Theresea Lane)</b>		
<b>Roof</b>	<b>40,254.68</b>	<b>5.26%</b>
<hr/>		
<b>Area Subtotal: Building 3 (2451-2453 1/2 Theresea Lane)</b>	<b>40,254.68</b>	<b>5.26%</b>
<b>Area: Building 4 (2455-2459 1/2 Theresea Lane)</b>		
<b>Roof</b>	<b>71,615.60</b>	<b>9.36%</b>
<hr/>		
<b>Area Subtotal: Building 4 (2455-2459 1/2 Theresea Lane)</b>	<b>71,615.60</b>	<b>9.36%</b>
<b>Area: Building 5 (2461-2465 1/2 Theresea Lane)</b>		
<b>Roof</b>	<b>71,171.42</b>	<b>9.30%</b>
<hr/>		
<b>Area Subtotal: Building 5 (2461-2465 1/2 Theresea Lane)</b>	<b>71,171.42</b>	<b>9.30%</b>
<b>Area: Building 6 (2467-2471 1/2 Theresea Lane)</b>		
<b>Roof</b>	<b>71,393.51</b>	<b>9.33%</b>
<hr/>		
<b>Area Subtotal: Building 6 (2467-2471 1/2 Theresea Lane)</b>	<b>71,393.51</b>	<b>9.33%</b>
<b>Area: Building 7 (2473-2475 1/2 Theresea Lane)</b>		
<b>Roof</b>	<b>40,219.07</b>	<b>5.26%</b>
<hr/>		
<b>Area Subtotal: Building 7 (2473-2475 1/2 Theresea Lane)</b>	<b>40,219.07</b>	<b>5.26%</b>
<b>Area: Building 8 (2462-2466 Theresea Lane)</b>		
<b>Roof</b>	<b>49,150.58</b>	<b>6.42%</b>
<b>Elevations</b>	<b>97.45</b>	<b>0.01%</b>

**Nelson Forensics, LLC**

**NELSON**

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

<b>Area Subtotal: Building 8 (2462-2466 Theresea Lane)</b>	<b>49,248.03</b>	<b>6.44%</b>
<b>Area: Building 9 (2468-2472 Theresea Lane)</b>		
<b>Roof</b>	<b>49,048.40</b>	<b>6.41%</b>
<b>Area Subtotal: Building 9 (2468-2472 Theresea Lane)</b>	<b>49,048.40</b>	<b>6.41%</b>
<b>Area: Building 10 (2464-2470 1/2 Brookwillow Loop)</b>		
<b>Roof</b>	<b>84,159.22</b>	<b>11.00%</b>
<b>Area Subtotal: Building 10 (2464-2470 1/2 Brookwillow Loop)</b>	<b>84,159.22</b>	<b>11.00%</b>
<b>Area: Building 11 (2458-2462 1/2 Brookwillow Loop)</b>		
<b>Roof</b>	<b>71,666.69</b>	<b>9.37%</b>
<b>Area Subtotal: Building 11 (2458-2462 1/2 Brookwillow Loop)</b>	<b>71,666.69</b>	<b>9.37%</b>
<b>Area: Building 12 (2450-2456 1/2 Brookwillow Loop)</b>		
<b>Roof</b>	<b>91,226.29</b>	<b>11.92%</b>
<b>Area Subtotal: Building 12 (2450-2456 1/2 Brookwillow Loop)</b>	<b>91,226.29</b>	<b>11.92%</b>
<b>Area: Building 21 (650-654 1/2 Tammera Lane)</b>		
<b>Elevations</b>	<b>194.90</b>	<b>0.03%</b>
<b>Area Subtotal: Building 21 (650-654 1/2 Tammera Lane)</b>	<b>194.90</b>	<b>0.03%</b>
<b>Area: Building 22 (2462-2466 1/2 Ajay Avenue)</b>		
<b>Elevations</b>	<b>111.80</b>	<b>0.01%</b>
<b>Area Subtotal: Building 22 (2462-2466 1/2 Ajay Avenue)</b>	<b>111.80</b>	<b>0.01%</b>
<b>Area: Clubhouse (2472 Orion Way)</b>		
<b>Roof</b>	<b>24,672.64</b>	<b>3.22%</b>
<b>Area Subtotal: Clubhouse (2472 Orion Way)</b>	<b>24,672.64</b>	<b>3.22%</b>
<b>Subtotal of Areas</b>	<b>765,234.12</b>	<b>100.00%</b>
<b>Total</b>	<b>765,234.12</b>	<b>100.00%</b>

## Nelson Forensics, LLC

NELSON

1120 West 122nd Avenue  
Suite 104  
Westminster, CO 80234  
720-279-6651

### Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
CLEANING	1,586.00		1,586.00
GENERAL DEMOLITION	95,242.76		95,242.76
ELECTRICAL - SPECIAL SYSTEMS	6,571.80		6,571.80
HEAVY EQUIPMENT	10,200.00		10,200.00
HEAT, VENT & AIR CONDITIONING	66,475.66	5,965.68	60,509.98
ROOFING	549,982.28	364,477.09	185,505.19
SIDING	350.88	58.56	292.32
SOFFIT, FASCIA, & GUTTER	34,824.74		34,824.74
O&P Items Subtotal	765,234.12	370,501.33	394,732.79
Material Sales Tax	22,468.97	15,090.52	7,378.45
Overhead	78,770.49		78,770.49
Profit	78,770.49		78,770.49
Total	945,244.07	385,591.85	559,652.22

Nelson has not included any adjustments to this cost estimate for deductible, prior payments (if any), or other policy requirements which may affect the amount of the net claim.

This opinion of probable construction cost (cost estimate) has been prepared in accordance with generally accepted professional estimating practices. A reasonable standard of effort has been exercised to verify the inclusion of all known items as provided in the related project documents and to price all items utilizing appropriate quotations, published reference data, or authorized proprietary sources, as tempered by experience and professional judgment.

Many factors are involved in the professional interpretation of the scope of work being quantified or priced. The final actual cost to perform the scope of work may vary due to unknown factors such as hidden defects or damages, market conditions, availability and experience of qualified contractors, municipal requirements, or means and methods used. Unless otherwise noted, a contingency or allowance for these or other unknown factors is not included in this cost estimate.

This document is the rendering of a professional service, the essence of which is the provision of advice, judgment, opinion, or professional skill. In the event that additional information becomes available that could affect the conclusions reached in this document, this office reserves the right to review, and, if required, change some or all of the opinions presented herein.

This document has been prepared for exclusive use of the client and its representatives. No unauthorized re-use or reproduction of this report, in part or whole, shall be permitted without prior written consent.

**NELSON FORENSICS, LLC**  
*Nationwide Experts and Consultants*