

T. Barrett & Associates
Address: PO Box 22448
Louisville, KY 40252
Phone: 502.365.1462
Fax: 502.290.2091
Toll Free: 1-877-770-1113
admin@tbaclaims.com

Insured: RAD Rosewind, LLC
Property: 1084 Chittenden Ave
Columbus, OH 43211

Home: (614) 421-4434

Claim Rep.: Bob Greaser

Company: T. Barrett and Associates

Business: (317) 522-6757

E-mail: bobgreaser@yahoo.com

Estimator: Bob Greaser

Company: T. Barrett and Associates

Business: (317) 522-6757

E-mail: bobgreaser@yahoo.com

Claim Number: 2BHK5

Policy Number: HEICP-248600-253464

Type of Loss: Fire

Date Contacted: 2/27/2026 4:32 PM

Date of Loss: 2/19/2026 4:32 PM

Date Inspected: 3/3/2026 4:32 PM

Date Received: 2/27/2026 4:32 PM

Date Entered: 3/10/2026 4:30 PM

Price List: OHCO8X_MAR26
Restoration/Service/Remodel

Estimate: 2BHK5_RAD_
CHITTENDON

This estimate of repair contains our repair recommendations, subject to review by the insurance company. No adjuster has authority to authorize repairs or guarantee payment.

Any person who knowingly and with intent to defraud any insurance company or another person, files a statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact, material thereto, commits a fraudulent insurance act, which is a crime, subject to criminal prosecution.

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2BHK5_RAD_CHITTENDON

2BHK5_RAD_CHITTENDON

DESCRIPTION	QTY
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA
228. Electrician - per hour	3.00 HR
Check circuits for water damage once dried..	
MITIGATION	
2. Emergency service call - during business hours	1.00 EA
3. Equipment setup, take down, and monitoring (hourly charge)	10.00 HR
4. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. 3 days for basement. 5 days for 1st floor. 5 days for 2nd floor.	13.00 EA
5. Negative air fan/Air scrubber (24 hr period) - No monit. One for 1st floor and one for 2nd while completing demo.	6.00 DA
6. Air mover (per 24 hour period) - No monitoring Due to amount of saturation, 5 days.	160.00 EA
7. Clean ductwork - Interior (PER REGISTER)	10.00 EA

NOTES:

First Floor

First Floor

DESCRIPTION	QTY
8. Apply anti-microbial agent to the floor	575.89 SF

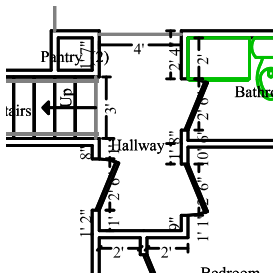
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CONTINUED - Living Room

DESCRIPTION	QTY
24. Thermostat	1.00 EA
25. Switch	4.00 EA
26. Outlet	8.00 EA
27. R&R Cold air return cover	1.00 EA
28. Cove base molding - rubber or vinyl, 4" high	53.19 LF
FLOOR	
29. Vinyl plank flooring	186.06 SF

NOTES:



Hallway	Height: 8'
163.95 SF Walls	38.82 SF Ceiling
202.77 SF Walls & Ceiling	38.82 SF Floor
4.31 SY Flooring	20.49 LF Floor Perimeter
20.49 LF Ceil. Perimeter	
Missing Wall	3' X 8'
Missing Wall	4' X 8'
	Opens into STAIRS
	Opens into LIVING_ROOM

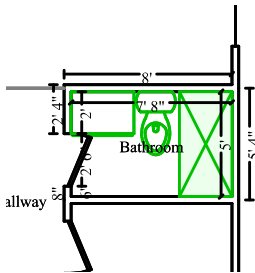
DESCRIPTION	QTY
30. Demolish/remove - bedroom/room (up to 200 sf)	38.82 SF
CEILING	
31. 5/8" drywall - hung, taped, heavy texture, ready for paint	38.82 SF
32. Seal/prime then paint the ceiling (2 coats)	38.82 SF
33. Light fixture	1.00 EA

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CONTINUED - Hallway

DESCRIPTION	QTY
34. Smoke detector	1.00 EA
WALLS	
35. 5/8" drywall - hung, taped, heavy texture, ready for paint	163.95 SF
36. Seal/prime then paint the walls (2 coats)	163.95 SF
37. Paint door or window opening - 2 coats (per side)	1.00 EA
38. R&R Cold air return cover	1.00 EA
39. Cove base molding - rubber or vinyl, 4" high	20.49 LF
FLOOR	
40. Vinyl plank flooring	38.82 SF

NOTES:



Bathroom

Height: 8'

202.67 SF Walls	38.33 SF Ceiling
241.00 SF Walls & Ceiling	38.33 SF Floor
4.26 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
41. Demolish/remove - bathroom (up to 50 sf)	38.33 SF
CEILING	
42. 5/8" drywall - hung, taped, heavy texture, ready for paint	38.33 SF
43. Seal/prime then paint the ceiling (2 coats)	38.33 SF
44. Bathroom ventilation fan w/light	1.00 EA

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CONTINUED - Bathroom

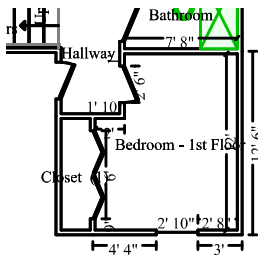
DESCRIPTION	QTY
45. Ductwork - flexible - non-insulated - 6" round Ducting to roof vent.	12.00 LF
WALLS	
46. 5/8" drywall - hung, taped, floated, ready for paint	125.67 SF
47. 1/2" water rock - hung, taped, floated, ready for paint	77.00 SF
48. Seal/prime then paint the walls (2 coats)	202.67 SF
49. Batt insulation - 4" - R13 - paper / foil faced	202.67 SF
50. Interior door unit	1.00 EA
51. Door knob - interior	1.00 EA
52. Light bar - 3 lights	1.00 EA
53. Medicine cabinet	1.00 EA
54. Towel bar	1.00 EA
55. Towel ring	1.00 EA
56. Toilet paper holder	1.00 EA
57. Vanity with cultured marble or solid surface top	3.00 LF
58. Sink faucet - Bathroom	1.00 EA
59. P-trap assembly - ABS (plastic)	1.00 EA
60. Fiberglass tub & shower combination	1.00 EA
61. Tub/shower faucet	1.00 EA
62. Shower head only	1.00 EA
63. Shower curtain rod	1.00 EA
64. Detach & Reset Toilet	1.00 EA
65. Toilet seat	1.00 EA
66. Base shoe	5.00 LF
67. Seal & paint base shoe or quarter round	5.00 LF
68. Cove base molding - rubber or vinyl, 4" high	15.33 LF
FLOOR	
69. Heat/AC register - Mechanically attached	1.00 EA
70. Vinyl tile - High grade	38.33 SF
71. Plumbing fixture supply line	3.00 EA

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CONTINUED - Bathroom

DESCRIPTION	QTY
72. Vinyl - metal transition strip	3.00 LF

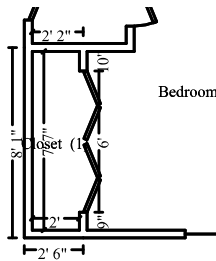
NOTES:



Bedroom - 1st Floor

Height: 8'

346.67 SF Walls	107.17 SF Ceiling
453.84 SF Walls & Ceiling	107.17 SF Floor
11.91 SY Flooring	43.33 LF Floor Perimeter
43.33 LF Ceil. Perimeter	



Subroom: Closet (1)

Height: 8'

153.38 SF Walls	15.17 SF Ceiling
168.56 SF Walls & Ceiling	15.17 SF Floor
1.69 SY Flooring	19.17 LF Floor Perimeter
19.17 LF Ceil. Perimeter	

DESCRIPTION	QTY
73. Demolish/remove - bedroom/room (up to 200 sf)	122.35 SF

CEILING

74. 5/8" drywall - hung, taped, heavy texture, ready for paint	122.35 SF
75. Seal/prime then paint the ceiling (2 coats)	122.35 SF
76. Light fixture	1.00 EA
77. Smoke detector	1.00 EA

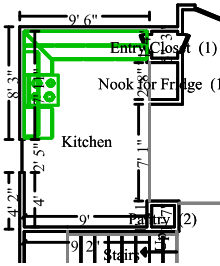
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CONTINUED - Bedroom - 1st Floor

DESCRIPTION	QTY
WALLS	
78. Batt insulation - 4" - R13 - paper / foil faced	250.03 SF
79. 5/8" drywall - hung, taped, floated, ready for paint	500.05 SF
80. Seal/prime then paint the walls (2 coats)	500.05 SF
81. Window blind - PVC - 1" - 7.1 to 14 SF	1.00 EA
82. Interior door unit	1.00 EA
83. Door knob/lockset - Detach & reset	1.00 EA
Entry closet door.	
84. Shelving - wire (vinyl coated)	6.00 LF
85. Paint door or window opening - 2 coats (per side)	2.00 EA
86. Switch	2.00 EA
87. Outlet	8.00 EA
88. Heat/AC register - Mechanically attached	1.00 EA
89. Cove base molding - rubber or vinyl, 4" high	62.51 LF
FLOOR	
90. Vinyl plank flooring	122.35 SF

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Kitchen

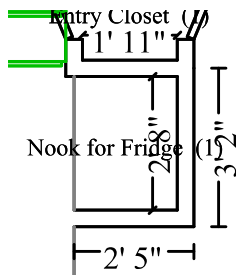
Height: 8'

292.44 SF Walls	130.69 SF Ceiling
423.13 SF Walls & Ceiling	130.69 SF Floor
14.52 SY Flooring	36.56 LF Floor Perimeter
36.56 LF Ceil. Perimeter	

Missing Wall

7' 1" X 8'

Opens into LIVING_ROOM



Subroom: Nook for Fridge (1)

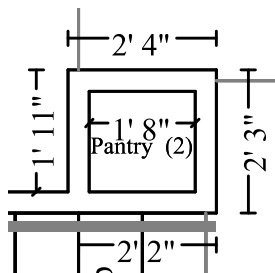
Height: 8'

56.23 SF Walls	5.61 SF Ceiling
61.84 SF Walls & Ceiling	5.61 SF Floor
0.62 SY Flooring	7.03 LF Floor Perimeter
7.03 LF Ceil. Perimeter	

Missing Wall

2' 8 5/16" X 8'

Opens into KITCHEN



Subroom: Pantry (2)

Height: 8'

52.00 SF Walls	2.64 SF Ceiling
54.64 SF Walls & Ceiling	2.64 SF Floor
0.29 SY Flooring	6.50 LF Floor Perimeter
6.50 LF Ceil. Perimeter	

DESCRIPTION

QTY

91. Demolish/remove - kitchen/laundry	138.94 SF
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CEILING

92. 5/8" drywall - hung, taped, heavy texture, ready for paint	138.94 SF
93. Seal/prime then paint the ceiling (2 coats)	138.94 SF
94. Light fixture	2.00 EA
95. Heat/AC register - Mechanically attached	2.00 EA
96. Smoke detector	1.00 EA

WALLS

97. 5/8" drywall - hung, taped, floated, ready for paint	400.67 SF
98. Batt insulation - 4" - R13 - paper / foil faced	200.33 SF
99. Cabinetry - upper (wall) units	13.00 LF

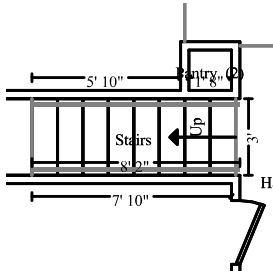
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CONTINUED - Kitchen

DESCRIPTION	QTY
100. Range hood	1.00 EA
101. Cabinetry - lower (base) units	11.00 LF
102. Countertop - flat laid plastic laminate	12.00 LF
103. Detach & Reset Sink - double basin	1.00 EA
104. Plumbing fixture supply line	2.00 EA
105. P-trap assembly - ABS (plastic)	1.00 EA
106. Garbage disposal / disposer - Detach & reset	1.00 EA
107. Ground fault interrupter (GFI) outlet	1.00 EA
108. Outlet	6.00 EA
109. Switch	4.00 EA
110. Paint door or window opening - 1 coat (per side)	1.00 EA
111. Clean door - bifold set (per side)	2.00 EA
112. Clean door / window opening (per side)	2.00 EA
113. Clean shelving - wire (vinyl coated)	18.00 LF
FLOOR	
114. Range - freestanding - electric	1.00 EA
115. Vinyl plank flooring	138.94 SF
116. Refrigerator - top freezer - 18 to 22 cf	1.00 EA

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Stairs

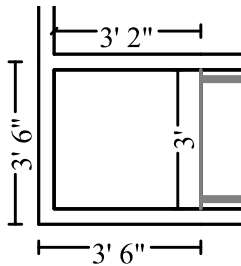
Height: 13' 8"

177.57 SF Walls	24.00 SF Ceiling
201.57 SF Walls & Ceiling	41.88 SF Floor
4.65 SY Flooring	18.87 LF Floor Perimeter
16.33 LF Ceil. Perimeter	

Missing Wall

3' X 13' 7 9/16"

Opens into HALLWAY



Subroom: Stairs1 (1)

Height: 8'

74.67 SF Walls	9.50 SF Ceiling
84.17 SF Walls & Ceiling	9.50 SF Floor
1.06 SY Flooring	9.33 LF Floor Perimeter
9.33 LF Ceil. Perimeter	

Missing Wall

3' X 8'

Opens into STAIRS

DESCRIPTION

QTY

CEILING

117. Clean the ceiling	33.50 SF
118. Seal/prime then paint the ceiling (2 coats)	33.50 SF
119. Clean light fixture	1.00 EA
120. Smoke detector	1.00 EA

WALLS

121. R&R 5/8" drywall - hung, taped, heavy texture, ready for paint	252.23 SF
122. R&R Batt insulation - 4" - R13 - paper / foil faced	108.00 SF
123. Seal/prime then paint the walls (2 coats)	252.23 SF
124. Clean stair stringer - per side	32.00 LF
125. R&R Switch	1.00 EA
126. R&R Handrail - round / oval - softwood - wall mounted	16.00 LF
127. Paint handrail - wall mounted	16.00 LF
128. Paint stair stringer - one side	32.00 LF

FLOOR

129. R&R Stair riser - up to 4'	14.00 EA
130. R&R Stair tread - up to 4'	14.00 EA
131. Seal & paint stair tread - per side - per LF	0.21 LF

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CONTINUED - Stairs

DESCRIPTION	QTY
132. Seal & paint stair riser - per side - per LF	42.00 LF
133. Stair tread - 12" wide, 5/16" thick	42.00 LF

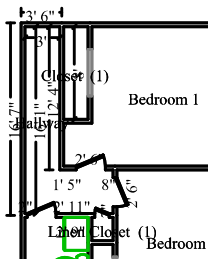
NOTES:

Second Floor

Second Floor

DESCRIPTION	QTY
134. Apply anti-microbial agent to the floor	429.85 SF

NOTES:

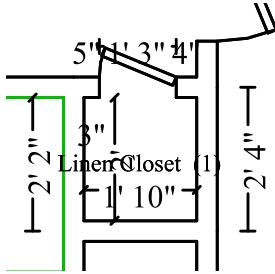


Hallway

Height: 8'

378.67 SF Walls	65.44 SF Ceiling
444.10 SF Walls & Ceiling	65.44 SF Floor
7.27 SY Flooring	47.33 LF Floor Perimeter
47.33 LF Ceil. Perimeter	

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Subroom: Linen Closet (1)

Height: 8'

61.33 SF Walls	3.67 SF Ceiling
65.00 SF Walls & Ceiling	3.67 SF Floor
0.41 SY Flooring	7.67 LF Floor Perimeter
7.67 LF Ceil. Perimeter	

DESCRIPTION

QTY

CEILING

135. Clean the ceiling	69.10 SF
136. Seal/prime then paint the ceiling (2 coats)	69.10 SF
137. Smoke detector	1.00 EA

WALLS

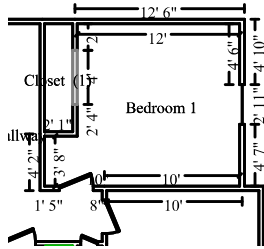
138. R&R 5/8" - drywall per LF - up to 4' tall	55.00 LF
139. Seal/prime then paint the walls (2 coats)	440.00 SF
140. Cold air return cover	1.00 EA
141. Interior door unit	2.00 EA
142. Door knob - interior	2.00 EA
143. Shelving - wire (vinyl coated)	10.00 LF
144. R&R Outlet	2.00 EA
145. Cove base molding - rubber or vinyl, 4" high	55.00 LF

FLOOR

146. R&R Vinyl plank flooring	69.10 SF
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NOTES:

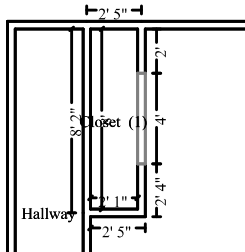
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Bedroom 1

Height: 8'

396.00 SF Walls	152.96 SF Ceiling
548.96 SF Walls & Ceiling	152.96 SF Floor
17.00 SY Flooring	48.83 LF Floor Perimeter
52.83 LF Ceil. Perimeter	



Subroom: Closet (1)

Height: 8'

134.04 SF Walls	16.59 SF Ceiling
150.63 SF Walls & Ceiling	16.59 SF Floor
1.84 SY Flooring	16.09 LF Floor Perimeter
20.09 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into BEDROOM_1

DESCRIPTION

QTY

CEILING

147. Clean the ceiling	169.54 SF
148. Seal/prime then paint the ceiling (2 coats)	169.54 SF
149. Smoke detector	1.00 EA

WALLS

150. R&R 5/8" - drywall per LF - up to 4' tall	64.92 LF
151. R&R Batt insulation - 4" - R13 - paper / foil faced	194.77 SF
152. Seal/prime then paint the walls (2 coats)	530.04 SF
153. Paint door or window opening - 2 coats (per side)	2.00 EA
154. Cold air return cover	1.00 EA
155. Interior door unit	2.00 EA
156. Door knob - interior	2.00 EA
157. Detach & Reset Shelving - wire (vinyl coated)	6.00 LF
158. R&R Outlet	8.00 EA
159. Cove base molding - rubber or vinyl, 4" high	64.92 LF

FLOOR

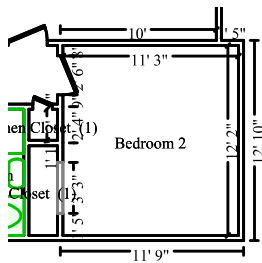
160. R&R Vinyl plank flooring	169.54 SF
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CONTINUED - Bedroom 1

DESCRIPTION **QTY**

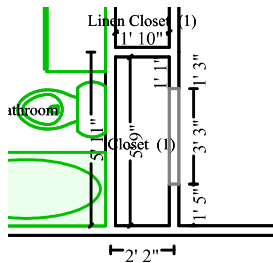
NOTES:



Bedroom 2

Height: 8'

353.00 SF Walls	136.88 SF Ceiling
489.88 SF Walls & Ceiling	136.88 SF Floor
15.21 SY Flooring	43.58 LF Floor Perimeter
46.83 LF Ceil. Perimeter	



Subroom: Closet (1)

Height: 8'

99.67 SF Walls	10.54 SF Ceiling
110.21 SF Walls & Ceiling	10.54 SF Floor
1.17 SY Flooring	11.92 LF Floor Perimeter
15.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 3" X 6' 8"

Opens into BEDROOM_2

DESCRIPTION **QTY**

CEILING

161. Clean the ceiling	147.42 SF
162. Seal/prime then paint the ceiling (2 coats)	147.42 SF
163. Smoke detector	1.00 EA

WALLS

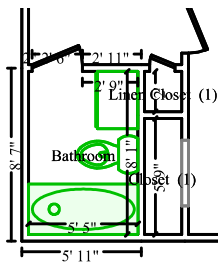
164. R&R 5/8" - drywall per LF - up to 4' tall	55.50 LF
165. R&R Batt insulation - 4" - R13 - paper / foil faced	166.50 SF

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CONTINUED - Bedroom 2

DESCRIPTION	QTY
166. Seal/prime then paint the walls (2 coats)	452.67 SF
167. Paint door or window opening - 2 coats (per side)	2.00 EA
168. Cold air return cover	1.00 EA
169. Interior door unit	2.00 EA
170. Door knob - interior	2.00 EA
171. Detach & Reset Shelving - wire (vinyl coated)	6.00 LF
172. R&R Outlet	8.00 EA
173. Cove base molding - rubber or vinyl, 4" high	55.50 LF
FLOOR	
174. R&R Vinyl plank flooring	147.42 SF

NOTES:



Bathroom		Height: 8'
216.00 SF Walls	43.78 SF Ceiling	
259.78 SF Walls & Ceiling	43.78 SF Floor	
4.86 SY Flooring	27.00 LF Floor Perimeter	
27.00 LF Ceil. Perimeter		

DESCRIPTION	QTY
175. Demolish/remove - bathroom (up to 50 sf)	43.78 SF
CEILING	
176. 5/8" drywall - hung, taped, heavy texture, ready for paint	43.78 SF
177. Seal/prime then paint the ceiling (2 coats)	43.78 SF

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CONTINUED - Bathroom

DESCRIPTION	QTY
178. Bathroom ventilation fan w/light	1.00 EA
179. Ductwork - flexible - non-insulated - 6" round Ducting to roof vent.	12.00 LF
WALLS	
180. 5/8" drywall - hung, taped, floated, ready for paint	139.00 SF
181. 1/2" water rock - hung, taped, floated, ready for paint	77.00 SF
182. R&R Batt insulation - 4" - R13 - paper / foil faced	216.00 SF
183. Seal/prime then paint the walls (2 coats)	216.00 SF
184. Interior door unit	1.00 EA
185. Door knob - interior	1.00 EA
186. Light bar - 3 lights	1.00 EA
187. Medicine cabinet	1.00 EA
188. Towel bar	1.00 EA
189. Towel ring	1.00 EA
190. Toilet paper holder	1.00 EA
191. Vanity with cultured marble or solid surface top	3.00 LF
192. Sink faucet - Bathroom	1.00 EA
193. P-trap assembly - ABS (plastic)	1.00 EA
194. Fiberglass tub & shower combination	1.00 EA
195. Tub/shower faucet	1.00 EA
196. Shower head only	1.00 EA
197. Shower curtain rod	1.00 EA
198. Toilet	1.00 EA
199. Toilet seat	1.00 EA
200. Cove base molding - rubber or vinyl, 4" high	17.00 LF
FLOOR	
201. Heat/AC register - Mechanically attached	1.00 EA
202. Plumbing fixture supply line	3.00 EA
203. R&R Underlayment - 1/4" lauan/mahogany plywood	43.78 SF
204. Vinyl tile - High grade	43.78 SF

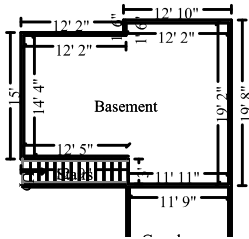
T. Barrett & Associates
 Address: PO Box 22448
 Louisville, KY 40252
 Phone: 502.365.1462
 Fax: 502.290.2091
 Toll Free: 1-877-770-1113
 admin@tbaclaims.com

CONTINUED - Bathroom

DESCRIPTION **QTY**

NOTES:

Basement



Basement

Height: 8'

672.33 SF Walls	406.87 SF Ceiling
1079.20 SF Walls & Ceiling	406.87 SF Floor
45.21 SY Flooring	83.67 LF Floor Perimeter
83.67 LF Ceil. Perimeter	

Missing Wall

3' X 8'

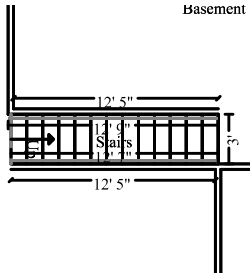
Opens into STAIRS

DESCRIPTION **QTY**

205. Clean floor - Heavy	406.87 SF
206. Clean water heater	1.00 EA
207. Furnace - heavy clean, replace filters and service - w/ AC	1.00 EA
208. Clean ductwork - Exterior (per LF)	12.00 LF

NOTES:

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Stairs

Height: 17'

316.69 SF Walls	37.66 SF Ceiling
354.35 SF Walls & Ceiling	66.29 SF Floor
7.37 SY Flooring	30.16 LF Floor Perimeter
25.28 LF Ceil. Perimeter	

Missing Wall

3' X 17'

Opens into Exterior

Missing Wall

3' X 17'

Opens into BASEMENT1

DESCRIPTION

QTY

209. Clean stair tread - per side - per LF	36.00 LF
210. Clean stair riser - per side - per LF	36.00 LF

NOTES:

Labor Minimums Applied

DESCRIPTION

QTY

211. General labor - labor minimum	1.00 EA
212. Window treatment repair	1.00 EA

NOTES:

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Grand Total Areas:

5,002.19 SF Walls	1,644.73 SF Ceiling	6,646.92 SF Walls and Ceiling
1,691.24 SF Floor	187.92 SY Flooring	639.46 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	646.53 LF Ceil. Perimeter
1,691.24 Floor Area	1,812.54 Total Area	4,245.83 Interior Wall Area
2,736.62 Exterior Wall Area	324.78 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	

