



123 Main Street Lake Forest CA 92630

MLS#: 13606148 Bedrooms:4 Baths:2.1 Year Built:1999 Total Living Area:1,988 SF
 Property Type:Single Family Detached Bluebook ID#: 11201 Inspection Date: 12/6/2013
 Date Printed: 1/9/2014 10:03:18 PM (UTC)

Repair Summary

Subject Property

Bathroom:	\$0.00	Bedroom:	\$190.62	Deck:	\$0.00
Dining Room:	\$44.08	Exterior Grounds:	\$0.00	Family Room:	\$66.50
Garage:	\$0.00	Half Bath:	\$0.00	Kitchen:	\$489.30
Laundry:	\$0.00	Living Room:	\$66.50	Main Structure:	\$170.48
Systems:	\$5,222.29				

Estimated Total Repairs: \$6,249.77

LR = Lender Required CR = Cosmetic Repair ER = Emergency Repair IS = Initial Secure CL = Claims Recovery
 RE = Repair RV = Renovation RR = Repair Recommended RN = Repair Not Recommended

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Bedroom

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	175.00	SF	\$0.38	\$0.00	\$0.00	\$66.50	CR,RR,RE

Comment Noted for Repair
 carpets are soiled and need to be cleaned

Estimated Bedroom Repairs: \$66.50

Bedroom 2

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16854	Clean Carpet - Steam Clean	116.00	SF	\$0.31	\$0.00	\$0.00	\$35.96	CR,RR,RE

Comment Noted for Repair
 heavily soiled

Estimated Bedroom Repairs: \$35.96

Bedroom 3

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	116.00	SF	\$0.38	\$0.00	\$0.00	\$44.08	CR,RR,RE

Comment Noted for Repair
 heavily soiled

Estimated Bedroom Repairs: \$44.08

Bedroom 4

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	116.00	SF	\$0.38	\$0.00	\$0.00	\$44.08	CR,RR,RE

Comment Noted for Repair
heavily soiled

Estimated Bedroom Repairs: \$44.08

Main Structure

Wood

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
21381	Paint Exterior Walls - 1 Story - 1 Coat - Min charge up to 100 SF	1.00	M/C	\$59.04	\$0.00	\$0.00	\$59.04	LR,RR,RE

Comment Noted for Repair
fibercement board has fallen off side of home, leaving exposed side of home.

17699	Repair Siding - Wood - up to 20 S.F.	1.00	M/C	\$111.44	\$0.00	\$0.00	\$111.44	LR,RR,RE
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Comment Noted for Repair
siding has fallen off side of home.

Estimated Main Structure Repairs: \$170.48

Systems

Central A/C

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
17922	Replace Central Air Conditioner Unit - 13 SEER - 3 Ton	1.00	EA	\$2,929.59	\$0.00	\$0.00	\$2,929.59	CR,RR,RE

Comment Noted for Repair
missing AC unit

Forced Air

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
15792	Replace Forced Air - Gas Furnace - 80% Efficiency - Single/Two Stage - 90,000 BTU	1.00	EA	\$2,292.70	\$0.00	\$0.00	\$2,292.70	LR,RR,RE

Comment Noted for Repair
unit is missing.

Estimated Systems Repairs: \$5,222.29

Kitchen

Vinyl

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
18911	Remove Discolored Vinyl Floor Sheet - Remove, Treat Subfloor, Seal (Does not include Replacement or Haul Away)	105.00	SF	\$2.09	\$0.00	\$0.00	\$219.45	CR,RR,RE
15651	Replace Vinyl Floor - Sheet - Good	105.00	SF	\$2.57	\$0.00	\$0.00	\$269.85	CR,RR,RE

Estimated Kitchen Repairs: \$489.30

Dining Room

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	116.00	SF	\$0.38	\$0.00	\$0.00	\$44.08	CR,RR,RE

Comment Noted for Repair
heavily soiled

Estimated Dining Room Repairs: **\$44.08**

Family Room

Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	175.00	SF	\$0.38	\$0.00	\$0.00	\$66.50	CR,RR,RE

Comment Noted for Repair
heavily soiled

Estimated Family Room Repairs: **\$66.50**

Living Room

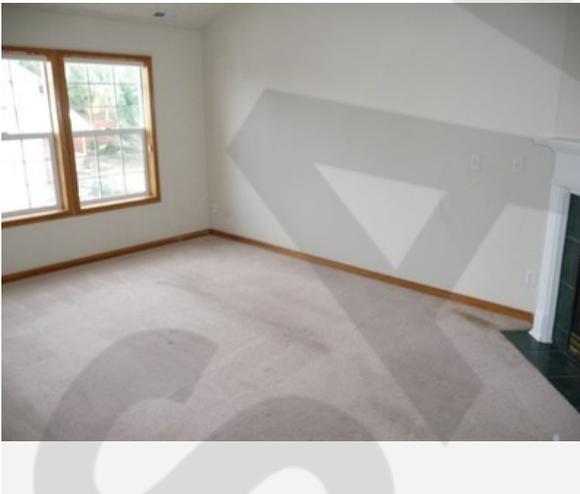
Carpet

Item#	Description	QTY	U/M	Bluebook Price Per Unit	Vendor Price Per Unit	Vendor Difference	Total	Code
16855	Clean Carpet - Heavily Soiled	175.00	SF	\$0.38	\$0.00	\$0.00	\$66.50	CR,RR,RE

Comment Noted for Repair
heavily soiled

Estimated Living Room Repairs: **\$66.50**

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Area: Bedroom
Repair For: Flooring & Steps - Carpet



Area: Bedroom 2
Repair For: Flooring & Steps - Carpet



Area: Bedroom 3
Repair For: Flooring & Steps - Carpet



Area: Bedroom 4
Repair For: Flooring & Steps - Carpet



Area: Main Structure
Repair For: Exterior Walls - Wood



Area: Systems
Repair For: Cooling - Central A/C



Area: Systems
Repair For: Heating - Forced Air



Area: Kitchen
Repair For: Flooring & Steps - Vinyl



Area: Dining Room
Repair For: Flooring & Steps - Carpet



Area: Family Room
Repair For: Flooring & Steps - Carpet



Area: Living Room
Repair For: Flooring & Steps - Carpet

BLUEBOOK
INTERNATIONAL

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