



August 16, 2024

ELVIA RUELAS  
1718 N 9TH AVE  
PASCO, WA 99301

Dear Mr./Mrs./Ms. ELVIA RUELAS:

**Subject: Plan Review On Hold/B24-1952/1718 N 9TH AVE/WATER RESTORATION**

Please review the below comments which require this project be placed on hold.

**Building Division, Ben Mohs (509) 543.5766**

- 1) Provide narrative of the project scope. How was the structure damaged and where. *PIPE BROKE*
- 2) The proposal does not fall under WSEC R504.2 for repair, therefore it falls under WSEC 503. Any exterior wall cavity that is exposed is required to be brought up to minimum R15 WSEC R503.1.1. *R-21*
- 3) Attic insulation must be brought up to R-60 WSEC R503.1.1 and R402.1.3.

Please be advised that no construction can begin until a City of Pasco building permit has been issued. Revised plans must be submitted to the Inspection Services Division within 14 days of the date of this letter. Thereafter, if revised plans have not been received as requested, the application shall become null and void and all submitted building and site plans will be discarded.

Thank you for your timely submittal of all required documentation.

Sincerely,

*Raquel Caparza, CPT*

Troy Hendren,  
Building Official  
TH/LP

cc: File

**REVIEWED**

By TROY HENDREN at 2:49 pm, Aug 21, 2024



## Servpro of Tri Cities West / Franklin

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ServPro of Tri Cities West | ServPro of Franklin County

Franchise numbers: 11273 | 11292

7500 W Yellowstone Ave

Kennewick, WA 99336

Phone # 509-943-9290

Email # ar@servprotr.com

Insured: ELVIA JIMENEZ

Home: (509) 430-8434

Property: 1718 N 9TH AVE  
PASCO, WA 99301-3646

Home: 1718 N 9TH AVE  
PASCO, WA 99301-3646

Claim Rep.: Donelle Smith  
Business: 7500 W Yellowstone Ave  
Kennewick, WA 99336

Business: (509) 943-9290  
Cellular: (509) 827-8135  
E-mail: dsmith@servprotr.com

Estimator: Donelle Smith  
Business: 7500 W Yellowstone Ave  
Kennewick, WA 99336

Business: (509) 943-9290  
E-mail: dsmith@servprotr.com

**Claim Number:** 0746560903

**Policy Number:** 000817779735

**Type of Loss:** Water

**Insurance Company:** Allstate Vehicle and Property Insurance Company

Date Contacted: 2/29/2024 10:26 AM

Date of Loss: 1/30/2024 12:00 AM

Date Received: 2/26/2024 5:11 PM

Date Inspected: 2/29/2024 10:26 AM

Date Entered: 2/29/2024 10:21 AM

Date Est. Completed: 5/30/2024 1:22 PM

Price List: WAKW8X\_MAY24  
Restoration/Service/Remodel

Estimate: 2402-134406REC

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Source - Drybook

Main Level

Main Level

### DESCRIPTION

QTY

1. Blown-in insulation - 20" depth - R50	R 60	755.40 SF
2. Batt insulation - 4" - R13 - unfaced batt	R 21	923.13 SF
3. Tandem axle dump trailer - per load - including dump fees		2.00 EA
4. Water heater - Reset		1.00 EA
5. Temporary toilet (per month)		4.00 MO
6. Temporary power usage (per month)		3.00 MO
7. R&R Temporary power - hookup		1.00 EA
8. Final cleaning - construction - Residential		755.40 SF
9. Clean window unit (per side) 10 - 20 SF - Light		10.00 EA
10. Residential Supervision / Project Management - per hour		32.00 HR

Living Room

Height: 8'

Subroom: Hallway (1)

Height: 8'

Subroom: Laundry Room (2)

Height: 8'

### DESCRIPTION

QTY

11. Mask per square foot for drywall work		242.27 SF
12. 1/2" drywall - hung, taped, ready for texture		461.67 SF
13. 5/8" drywall - hung, taped, ready for texture		242.27 SF
14. Texture drywall - machine		703.94 SF
15. Mask wall - plastic, paper, tape (per LF)		96.54 LF
16. Acoustic ceiling (popcorn) texture		242.27 SF
17. Seal/prime (1 coat) then paint (2 coats) the surface area		461.67 SF
18. Casing - 2 1/4" MDF w/detail		60.67 LF
19. Seal & paint door or window opening (per side)		4.00 EA
20. Window drapery - hardware - single rod		1.00 EA
21. Window drapery - hardware - single rod - Large		1.00 EA
23. Baseboard electric heater - 6'		1.00 EA
24. Light fixture		2.00 EA
25. Floor leveling cement - Light		231.38 SF
26. Vapor barrier - 15# felt		231.38 SF
27. Engineered wood floor - specs from independent analysis		231.38 SF
28. 1/4" Cement board		39.66 SF
29. Ceramic/porcelain tile		39.66 SF
30. Add-on for tile backsplash installation		39.66 SF

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### CONTINUED - Living Room

DESCRIPTION	QTY
31. Baseboard - 2 1/4" MDF w/profile	61.96 LF
32. Paint baseboard - one coat	61.96 LF
33. AC unit w/sleeve - through wall - Detach & reset	1.00 EA
34. Attic entrance cover and trim	1.00 EA
35. Paint door or window opening - 1 coat (per side)	1.00 EA
Laundry	
36. Door jamb per LF - interior - paint grade - 4 9/16"	18.00 LF
37. 1/4" Cement board	10.89 SF
38. Tile floor covering	10.89 SF
39. Grout sealer	10.89 SF
40. Dryer - Remove & reset	0.50 EA
41. Washer/Washing machine - Reset	1.00 EA
42. Clothes dryer vent - installed	1.00 EA
43. Cabinetry - upper (wall) units	4.00 LF

Kitchen	Height: 7' 5"
DESCRIPTION	QTY
44. Mask per square foot for drywall work	128.12 SF
45. 1/2" drywall - hung, taped, ready for texture	367.76 SF
46. 5/8" drywall - hung, taped, ready for texture	148.50 SF
47. Texture drywall - machine	516.26 SF
48. Seal/prime (1 coat) then paint (2 coats) the surface area	516.26 SF
49. Casing - 2 1/4" MDF w/detail	78.50 LF
50. Seal & paint door or window opening (per side)	5.00 EA
51. Window drapery - hardware - single rod	2.00 EA
52. Smoke detector	1.00 EA
53. Light fixture	2.00 EA
54. Cabinetry - lower (base) units	11.50 LF
55. Cabinetry - upper (wall) units	13.00 LF
56. Countertop - post formed plastic laminate	11.50 LF
57. Sink - double basin - Detach & reset	0.50 EA
58. Angle stop valve	2.00 EA
59. Plumbing fixture supply line	2.00 EA
60. Ceramic tile base	15.50 LF
61. 1/4" Cement board	128.12 SF
62. Tile floor covering - per specs from ind. tile analysis	128.12 SF
63. Add-on for diagonal tile installation	128.12 SF
64. Grout sealer	128.12 SF

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### CONTINUED - Kitchen

DESCRIPTION	QTY
65. Baseboard - 2 1/4" MDF w/profile	36.71 LF
66. Paint baseboard - one coat	36.71 LF
67. Install Refrigerator - side by side - 22 to 25 cf	1.00 EA
68. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA
69. Range - electric - Reset	1.00 EA

### Bedroom 3

Height: 7' 5"

DESCRIPTION	QTY
70. Mask per square foot for drywall work	109.58 SF
71. 1/2" drywall - hung, taped, ready for texture	309.96 SF
72. 5/8" drywall - hung, taped, ready for texture	109.58 SF
73. Texture drywall - machine	309.96 SF
74. Mask wall - plastic, paper, tape (per LF)	51.67 LF
75. Acoustic ceiling (popcorn) texture	109.58 SF
76. Seal/prime (1 coat) then paint (2 coats) the surface area	419.54 SF
77. Casing - 2 1/4" MDF w/detail	60.58 LF
78. Interior door unit	1.00 EA
79. Bypass (sliding) door set - Colonist	1.00 EA
80. Door jamb per LF - interior - paint grade - 4 9/16"	16.00 LF
81. Closet shelf and rod package	4.00 LF
82. Door knob - interior	1.00 EA
83. Seal & paint door or window opening (per side)	6.00 EA
84. Window drapery - hardware - single rod	2.00 EA
85. Window blind - aluminum - 1" - 14.1 to 20 SF	2.00 EA
87. Light fixture	1.00 EA
88. Baseboard electric heater - 4'	1.00 EA
89. Floor leveling cement - Light	109.58 SF
90. Vapor barrier - 15# felt	109.58 SF
91. Vinyl plank flooring - per specs from ind. vinyl analysis	109.58 SF
92. Shelving - 12" - in place	2.00 LF
93. Baseboard - 2 1/4" MDF w/profile	43.92 LF
94. Paint baseboard - one coat	43.92 LF
95. Seal & paint door slab only (per side)	2.00 EA

### Bedroom 2

Height: 7' 5"

DESCRIPTION	QTY
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### CONTINUED - Bedroom 2

DESCRIPTION	QTY
96. Mask per square foot for drywall work	58.87 SF
97. 1/2" drywall - hung, taped, ready for texture	233.91 SF
98. 5/8" drywall - hung, taped, ready for texture	58.87 SF
99. Texture drywall - machine	233.91 SF
100. Mask wall - plastic, paper, tape (per LF)	40.08 LF
101. Acoustic ceiling (popcorn) texture	58.87 SF
102. Seal/prime (1 coat) then paint (2 coats) the surface area - 2 colors	233.91 SF
103. Casing - 2 1/4" MDF w/detail	14.50 LF
104. Interior door unit	1.00 EA
105. Bypass (sliding) door set - Colonist	1.00 EA
106. Door jamb per LF - interior - paint grade - 4 9/16"	16.00 LF
107. Closet shelf and rod package	4.00 LF
108. Door knob - interior	1.00 EA
109. Seal & paint door or window opening (per side)	5.00 EA
110. Window drapery - hardware - single rod	1.00 EA
111. Window blind - aluminum - 1" - 7.1 to 14 SF	2.00 EA
113. Light fixture	1.00 EA
114. Baseboard electric heater - 4'	1.00 EA
115. Floor leveling cement - Light	58.87 SF
116. Vapor barrier - 15# felt	58.87 SF
117. Vinyl plank flooring - per specs from ind. vinyl analysis	58.87 SF
118. Base shoe - stain grade	32.33 LF
119. Stain & finish base shoe or quarter round	32.33 LF
120. Seal & paint door slab only (per side)	2.00 EA

### Bathroom

Height: 7' 5"

DESCRIPTION	QTY
121. Mask per square foot for drywall work	27.91 SF
122. 1/2" drywall - hung, taped, ready for texture	116.81 SF
123. 5/8" drywall - hung, taped, ready for texture	38.79 SF
124. Texture drywall - machine	155.60 SF
125. Seal/prime (1 coat) then paint (2 coats) the surface area	155.60 SF
126. Interior door unit	1.00 EA
127. Seal & paint door slab only (per side)	2.00 EA
128. Medicine cabinet	1.00 EA
129. Door knob - interior	1.00 EA
130. Seal & paint door or window opening (per side)	2.00 EA
131. Light bar - 2 lights	1.00 EA

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### CONTINUED - Bathroom

DESCRIPTION	QTY
132. Bathroom ventilation fan w/light	1.00 EA
133. Baseboard electric heater - 2'	1.00 EA
134. Vinyl cove - 4" wrap	13.75 LF
135. Install Bath accessory	3.00 EA
136. Install Bathtub	1.00 EA
137. Detach & Reset Bathtub enclosure - sliding glass doors	0.50 EA
138. Pedestal sink - Reset	1.00 EA
139. Mirror - 1/4" plate glass	6.00 SF
140. R&R Angle stop valve	2.00 EA
141. Toilet - Reset	1.00 EA
142. Tub/shower faucet - Detach & reset	1.00 EA
143. 1/2" Cement board	46.67 SF
144. Tile tub surround - up to 60 SF	1.00 EA
145. Underlayment - 1/2" particle board	27.91 SF
146. Vinyl floor - per specs from independent vinyl analysis	72.00 SF

### Primary bedroom

Height: 7' 5"

#### Subroom: Primary Closet (1)

Height: 8'

DESCRIPTION	QTY
147. Mask per square foot for drywall work	157.39 SF
148. 1/2" drywall - hung, taped, ready for texture	434.82 SF
149. 5/8" drywall - hung, taped, ready for texture	157.39 SF
150. Texture drywall - machine	434.82 SF
151. Mask wall - plastic, paper, tape (per LF)	72.92 LF
152. Acoustic ceiling (popcorn) texture	157.39 SF
153. Seal/prime (1 coat) then paint (2 coats) the surface area	434.82 SF
154. Casing - 2 1/4" MDF w/detail	70.00 LF
155. Bifold door - full louvered - Single	2.00 EA
156. Door jamb per LF - interior - paint grade - 4 9/16"	32.00 LF
157. Interior door unit	1.00 EA
158. Closet shelf and rod package	9.00 LF
159. Door knob - interior	1.00 EA
160. Seal & paint door or window opening (per side)	9.00 EA
161. Window drapery - hardware - single rod	3.00 EA
162. Window blind - aluminum - 1" - 14.1 to 20 SF	3.00 EA
164. Light fixture	1.00 EA
165. Baseboard electric heater - 4'	1.00 EA
166. Baseboard - 2 1/4" MDF w/profile	59.17 LF



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**CONTINUED - Primary bedroom**

DESCRIPTION	QTY
167. Paint baseboard - one coat	59.17 LF
168. Seal & paint door slab only (per side)	2.00 EA
169. Carpet - per specs from independent carpet analysis	207.25 SF
170. Carpet pad - per specs from independent pad analysis	157.39 SF
171. Tackless strip - per LF	59.17 LF

**Crawlspace**

**Crawlspace1**

DESCRIPTION	QTY	Height: 4'
172. Batt insulation - 10" - R30 - unfaced batt <i>R38</i>	796.25 SF	
173. Batt insulation - Add-on for confined spaces	796.25 SF	
192. Moisture protection for crawl space - visqueen - 6 mil VaPOR BARRIER	796.25 SF	

**Electrical**

DESCRIPTION	QTY
193. Rewire/wire - avg. residence - boxes & wiring	910.34 SF
194. R&R Breaker panel - 200 amp w/arc fault breakers	1.00 EA
195. Outlet	27.00 EA
196. Switch	15.00 EA
197. Ground fault interrupter (GFI) outlet	5.00 EA
205. R&R 220 volt copper wiring run, box and receptacle	3.00 EA
198. Grounding rod - copper clad with clamp, 8'	2.00 EA
206. Door bell/chime	1.00 EA
207. Carbon monoxide detector	5.00 EA
208. Smoke detector	5.00 EA

**Windows**

DESCRIPTION	QTY
209. R&R Wood window - picture (fixed), 24-32 sf	1.00 EA

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**CONTINUED - Windows**

DESCRIPTION	QTY
Large living room window	
202. R&R Wood window - picture (fixed), 3-11 sf primary bedroom	1.00 EA
199. R&R Wood window - single hung, 13-19 sf Bedroom 3,2,kitchen, living room	5.00 EA
214. R&R Wood window - single hung, 4-8 sf Kitchen	1.00 EA
213. R&R Wood window - single hung, 20-28 sf Primary Bedroom	1.00 EA
212. R&R Wood window - single hung, 9-12 sf Primary bedroom,	1.00 EA
210. Storm window - wood, 25 - 32 sf Living room, primary bedroom	2.00 EA
204. Storm window - wood, 3 - 11 sf Living room, primary bedroom	5.00 EA
211. Storm window - wood, 12 - 24 sf Bedroom 3,2	3.00 EA

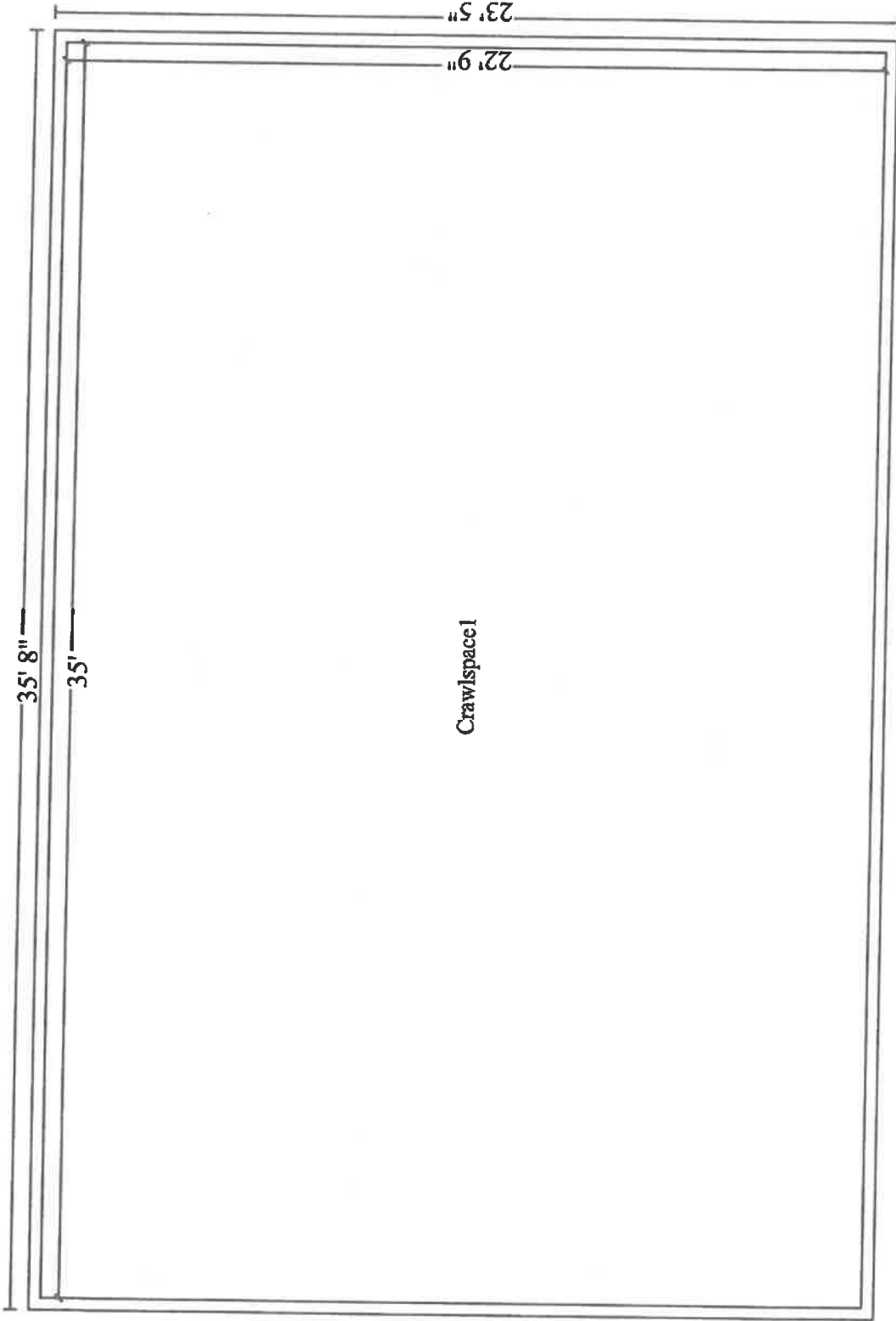
Grand Total

\$105,099.95

Donelle Smith

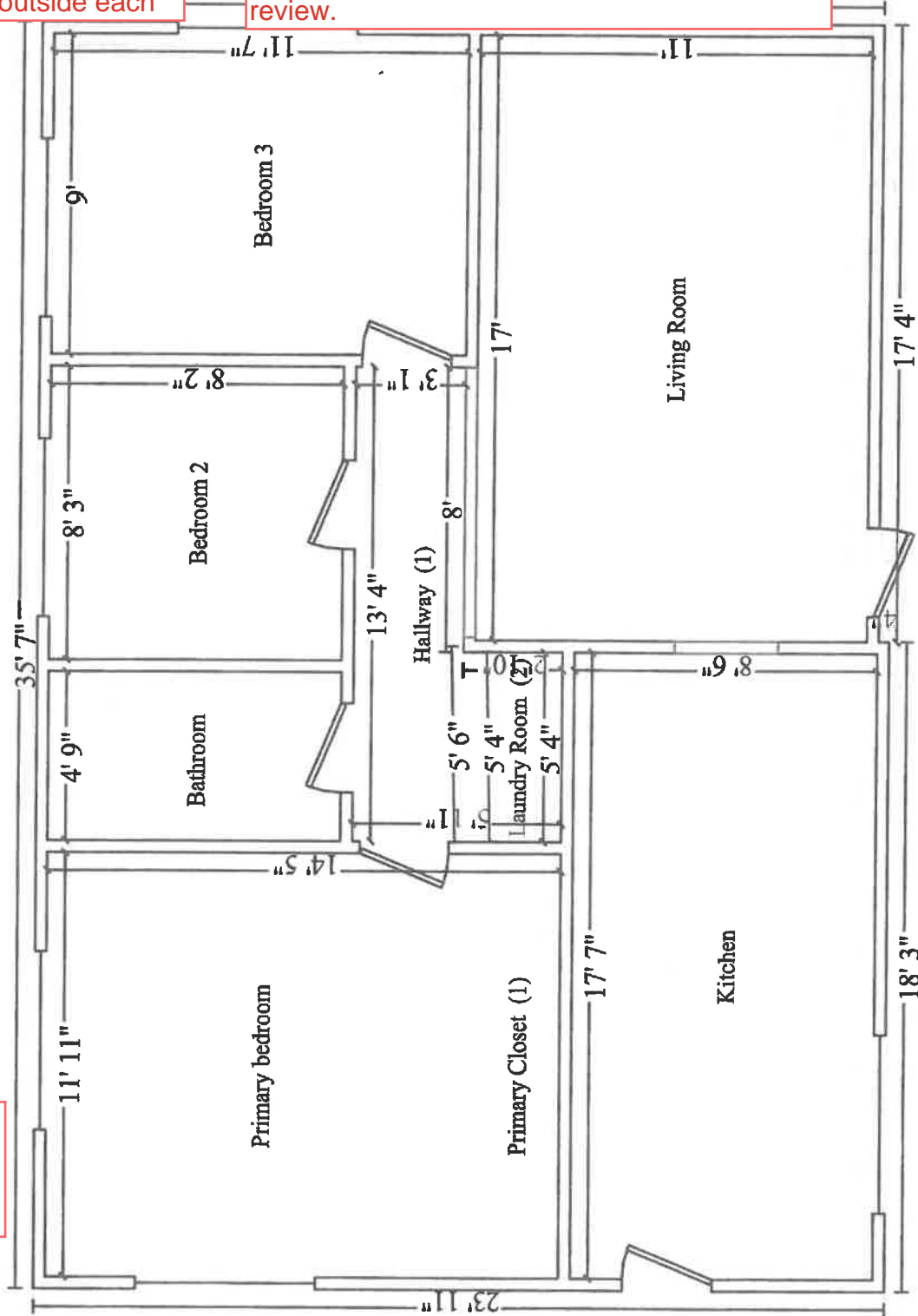
**Grand Total Areas:**

2,324.81 SF Walls	1,570.45 SF Ceiling	3,895.26 SF Walls and Ceiling
1,570.45 SF Floor	174.49 SY Flooring	368.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	426.42 LF Ceil. Perimeter
1,570.45 Floor Area	1,679.69 Total Area	2,324.81 Interior Wall Area
1,456.76 Exterior Wall Area	237.08 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	



-Walls R-21 Insulation  
 - Attic R- 60 Insulation  
 - Crawl R- 38 Insulation  
 - Windows U- 28 or better  
 - Interconnected Smoke and CO detectors in ever bedroom and immediately outside each

- Provide minimum 100cfm kitchen exhaust fan  
 - Provide minimum 100 cfm laundry fan  
 - Provide minimum 50 cfm bathroom fan  
 NOTE: CANNOT replace HEAT with baseboards per 2021 WSEC. Prior to sheetrock Installation a Mechanical plan meeting the WSEC must be submitted for review.



ALL bedroom windows must meet minimum egress.

-----INSPECTOR-----  
 BASEBOARD HEATING WILL NOT BE ALLOWED AT TIME OF FINAL