

City of Fayetteville Staff Review Form

2019-0091

Legistar File ID

2/19/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander

1/31/2019

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends the approval of a damage claim payment to Andy and Jessica Winkelman in the amount of \$15,775.43 for a damage claim arising at 1027 East Bonnie Lane, in addition to a previous payment made to ServiceMaster in the amount of \$2,507.57.

Budget Impact:

5400.720.4310-5311.04

Water and Sewer

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? No

Current Budget \$ 28,505.60

Funds Obligated \$ -

Current Balance \$ 28,505.60

Does item have a cost? Yes

Item Cost \$ 15,775.43

Budget Adjustment Attached? No

Budget Adjustment \$ -

Remaining Budget \$ 12,730.17

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF FEBRUARY 19, 2019

TO: Mayor and City Council
THRU: Don Marr, Chief of Staff
FROM: Tim Nyander, Utilities Director
DATE: January 31, 2019
SUBJECT: **Water Damage Claim at 1027 East Bonnie Lane**

RECOMMENDATION:

Staff recommends the approval of a damage claim payment to Andy and Jessica Winkelman in the amount of \$15,775.43 for a damage claim arising at 1027 East Bonnie Lane, in addition to a previous payment made to ServiceMaster in the amount of \$2,507.57.

BACKGROUND:

On January 17, 2019, a City water main broke at 1012 E. Oaks Manor Dr. and caused flooding of the residence located at 1027 East Bonnie Lane. The home is owned by Andy and Jessica Winkelman. The yard, home and contents were damaged as a result of the flooding.

DISCUSSION:

ServiceMaster was called in for the immediate mitigation, which has already been paid for by the City in the amount of \$2,507.57. The home requires restoration to return it to good condition following the water damage. Three (3) quotes were received for the restoration. Crossland Remodeling submitted the lowest quote in the amount of \$14,982.00. Andy and Jessica Winkelman also had personal contents damaged in the amount of \$793.43.

Staff recommends a payment to Andy and Jessica Winkelman in the amount of \$15,775.43 to restore the home and replace the damaged contents.

BUDGET/STAFF IMPACT:

Funds are available in the self-insurance (non-vehicular) account within the Water and Sewer budget.

Attachments:

ServiceMaster Mitigation Invoice
Three Remodeling Quotes
List of Damaged Contents
Insurance Letter
Photos of Damage



ServiceMaster by Quality Restoration

4208 Johnson Rd.
Springdale, AR 72762
(479) 756-4169

Insured: City of Fayetteville
Property: 1027 Bonnie
Fayetteville, AR 72703

Home: (870) 622-7284

Claim Rep.: Weston Bryant

Business: (479) 530-6081
E-mail: weston.bryant@servicemasterqr.com

Estimator: Weston Bryant

Business: (479) 530-6081
E-mail: weston.bryant@servicemasterqr.com

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date Contacted: 1/17/2019 9:00 AM

Date of Loss: 1/17/2019

Date Inspected: 1/17/2019 11:00 AM

Date Received: 1/17/2019 9:00 AM

Date Entered: 1/21/2019 10:32 AM

Price List: ARFA8X_JAN19
Restoration/Service/Remodel

Estimate: CITY_OF_FAY_1027_BON

Thank you for allowing ServiceMaster by Quality Restoration to meet your mitigation needs.

Tax ID: 20-1283784
PSP Code: 215592



ServiceMaster by Quality Restoration

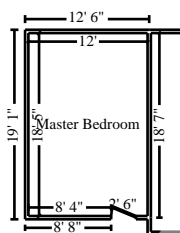
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(479) 756-4169

CITY_OF_FAY_1027_BON

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
27. Emergency service call - during business hours	1.00 EA	0.00	113.17	11.03	124.20
28. Equipment setup, take down, and monitoring (hourly charge)	3.50 HR	0.00	40.80	13.92	156.72
29. Equip. setup, take down & monitoring - after hrs	1.75 HR	0.00	61.26	10.45	117.66
30. Haul debris - per pickup truck load - including dump fees	0.25 EA	113.17	0.00	2.76	31.05
Totals: Miscellaneous				38.16	429.63

Main Level



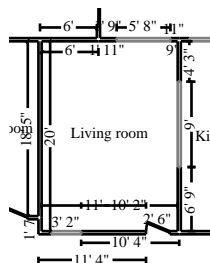
Master Bedroom

Height: 8'

470.00 SF Walls	221.00 SF Ceiling
691.00 SF Walls & Ceiling	221.00 SF Floor
24.56 SY Flooring	58.33 LF Floor Perimeter
60.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. Apply anti-microbial agent to the surface area	32.00 SF	0.00	0.18	0.56	6.32
4. Baseboard - Detach	16.00 LF	0.00	0.82	1.28	14.40
5. Air mover (per 24 hour period) - No monitoring 1 air mover, 3 days	3.00 EA	0.00	26.01	7.61	85.64
Totals: Master Bedroom				9.45	106.36

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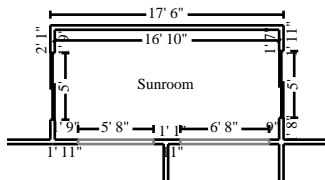

Living room
Height: 8'

413.78 SF Walls
700.44 SF Walls & Ceiling
31.85 SY Flooring
68.67 LF Ceil. Perimeter

286.67 SF Ceiling
286.67 SF Floor
48.33 LF Floor Perimeter

Missing Wall - Goes to Floor
9' X 6' 8"
Opens into KITCHEN
Missing Wall - Goes to Floor
5' 8" X 6' 8"
Opens into SUNROOM
Door
2' 6" X 6' 8"
Opens into Exterior
Missing Wall - Goes to Floor
3' 2" X 6' 8"
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
14. Apply anti-microbial agent to the surface area	15.00 SF	0.00	0.18	0.26	2.96
15. Tear out non-salv solid/eng. wood flr & bag for disposal	3.00 SF	2.47	0.00	0.72	8.13
16. Add for glued down application over concrete substrate	3.00 SF	1.05	0.00	0.31	3.46
18. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	2.00 LF	2.54	0.00	0.50	5.58
19. Air mover (per 24 hour period) - No monitoring	6.00 EA	0.00	26.01	15.22	171.28
2 air movers, 3 days					
Totals: Living room				17.01	191.41


Sunroom
Height: 8'

252.64 SF Walls
391.61 SF Walls & Ceiling
15.44 SY Flooring
50.19 LF Ceil. Perimeter

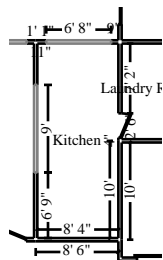
138.97 SF Ceiling
138.97 SF Floor
27.86 LF Floor Perimeter

Door
5' X 6' 8"
Opens into Exterior
Missing Wall - Goes to Floor
5' 8" X 6' 8"
Opens into LIVING_ROOM
Missing Wall - Goes to Floor
6' 8" X 6' 8"
Opens into KITCHEN
Door
5' X 6' 8"
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. Muck-out/Flood loss cleanup - Light	138.97 SF	0.60	0.00	8.13	91.51
12. Apply anti-microbial agent to the floor	138.97 SF	0.00	0.18	2.44	27.45

CONTINUED - Sunroom

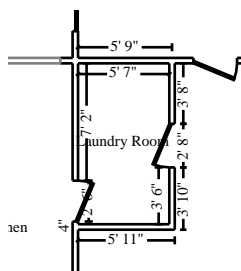
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
13. Air mover (per 24 hour period) - No monitoring 2 air movers, 3 days	6.00 EA	0.00	26.01	15.22	171.28
24. Content Manipulation charge - per hour	0.25 HR	0.00	28.05	0.68	7.69
Totals: Sunroom				26.47	297.93


Kitchen
Height: 8'

332.22 SF Walls	166.67 SF Ceiling
498.89 SF Walls & Ceiling	166.67 SF Floor
18.52 SY Flooring	38.50 LF Floor Perimeter
56.67 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into LAUNDRY_ROOM
Missing Wall - Goes to Floor	6' 8" X 6' 8"	Opens into SUNROOM
Missing Wall - Goes to Floor	9' X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. Apply anti-microbial agent to the surface area	20.00 SF	0.00	0.18	0.35	3.95
26. Air mover (per 24 hour period) - No monitoring 2 air movers, 3 days	6.00 EA	0.00	26.01	15.22	171.28
Totals: Kitchen				15.57	175.23


Laundry Room
Height: 8'

212.32 SF Walls	54.94 SF Ceiling
267.26 SF Walls & Ceiling	54.94 SF Floor
6.10 SY Flooring	25.68 LF Floor Perimeter
30.85 LF Ceil. Perimeter	

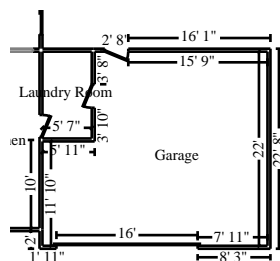
Door	2' 8" X 6' 8"	Opens into GARAGE
Door	2' 6" X 6' 8"	Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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CONTINUED - Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Apply anti-microbial agent to the floor	54.94 SF	0.00	0.18	0.96	10.85
7. Baseboard - Detach	8.00 LF	0.00	0.82	0.64	7.20
8. Tear out toe kick and bag for disposal	5.00 LF	2.21	0.00	1.08	12.13
9. Air mover (per 24 hour period) - No monitoring 3 air movers, 3 days	9.00 EA	0.00	26.01	22.82	256.91
Totals: Laundry Room				25.50	287.09



Garage

Height: 8'

617.78 SF Walls
1,118.59 SF Walls & Ceiling
55.65 SY Flooring
95.00 LF Ceil. Perimeter

500.81 SF Ceiling
500.81 SF Floor
73.67 LF Floor Perimeter

Door	2' 8" X 6' 8"	Opens into Exterior
Door	2' 8" X 6' 8"	Opens into LAUNDRY_ROOM
Door	16' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Muck-out/Flood loss cleanup	500.81 SF	1.35	0.00	65.92	742.01
20. Apply anti-microbial agent to the floor	500.81 SF	0.00	0.18	8.79	98.94
21. Content Manipulation charge - per hour	0.25 HR	0.00	28.05	0.68	7.69
23. Air mover (per 24 hour period) - No monitoring 2 air movers, 3 days	6.00 EA	0.00	26.01	15.22	171.28
Totals: Garage				90.61	1,019.92
Total: Main Level				184.61	2,077.94
Line Item Totals: CITY_OF_FAY_1027_BON				222.77	2,507.57



ServiceMaster by Quality Restoration

4208 Johnson Rd.
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Grand Total Areas:

2,298.74	SF Walls	1,369.06	SF Ceiling	3,667.79	SF Walls and Ceiling
1,369.06	SF Floor	152.12	SY Flooring	272.37	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	362.20	LF Ceil. Perimeter
1,369.06	Floor Area	1,461.01	Total Area	2,298.74	Interior Wall Area
1,429.94	Exterior Wall Area	186.17	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		



ServiceMaster by Quality Restoration

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Summary for Dwelling

Line Item Total	2,284.80
Total Sales Tax	222.77
	<hr/>
Replacement Cost Value	\$2,507.57
Net Claim	\$2,507.57
	<hr/> <hr/>



ServiceMaster by Quality Restoration

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1 1-Front image

Date Taken: 9/28/2018

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2

2-bedroom

Date Taken: 9/28/2018



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3

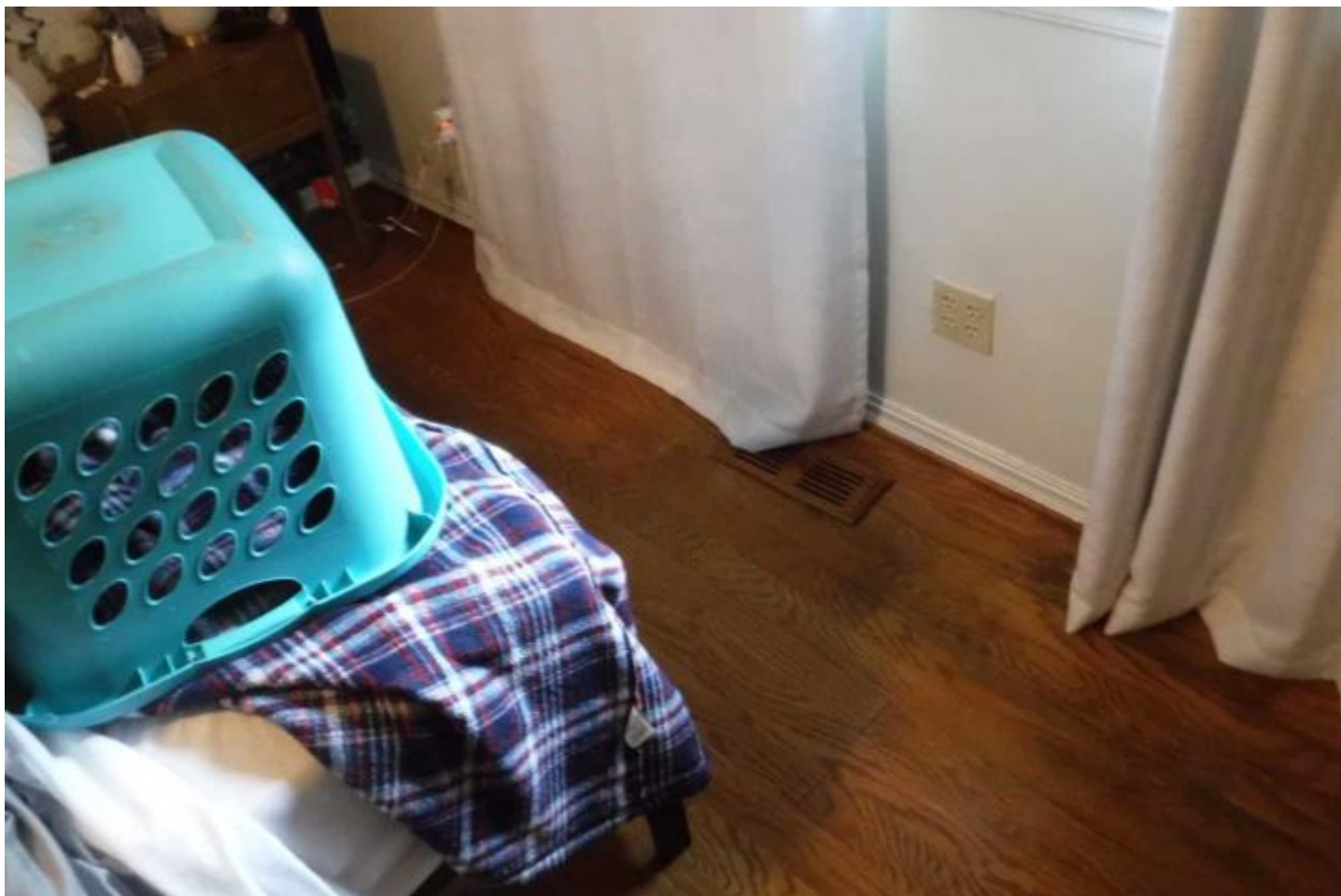
3-bedroom

Date Taken: 9/28/2018



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4

4-bedroom

Date Taken: 9/28/2018

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5 5-Living room

Date Taken: 9/28/2018

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6 6-Living room

Date Taken: 9/28/2018



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7

7-Sunroom

Date Taken: 9/28/2018

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9

9-Sunroom

Date Taken: 9/28/2018

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10 10-Living room

Date Taken: 9/28/2018

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11 11-laundry

Date Taken: 9/29/2018

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12 12-laundry

Date Taken: 9/29/2018

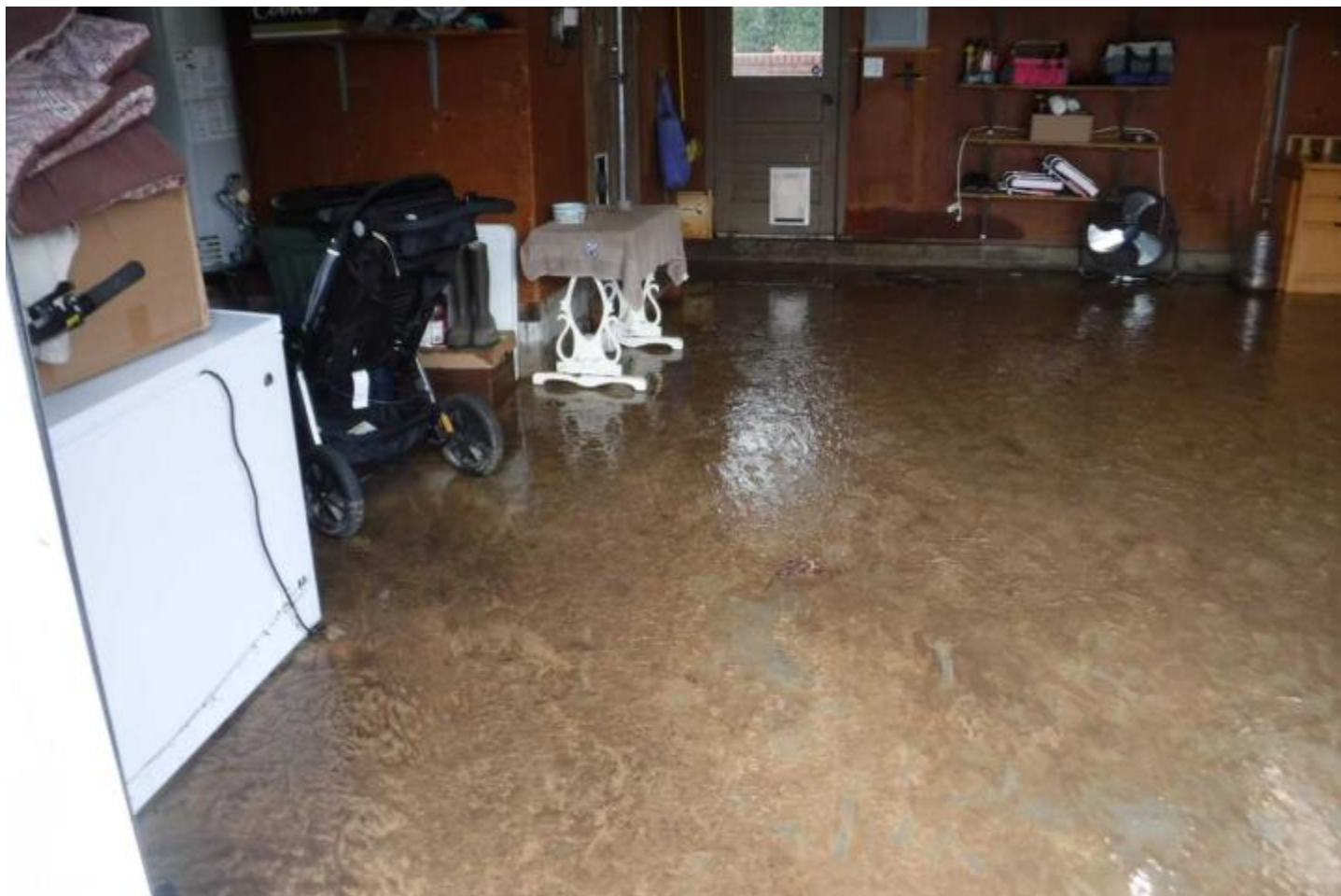
4208 Johnson Rd.
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13 13-sunroom

Date Taken: 9/29/2018

4208 Johnson Rd.
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14 14-garage

Date Taken: 9/29/2018

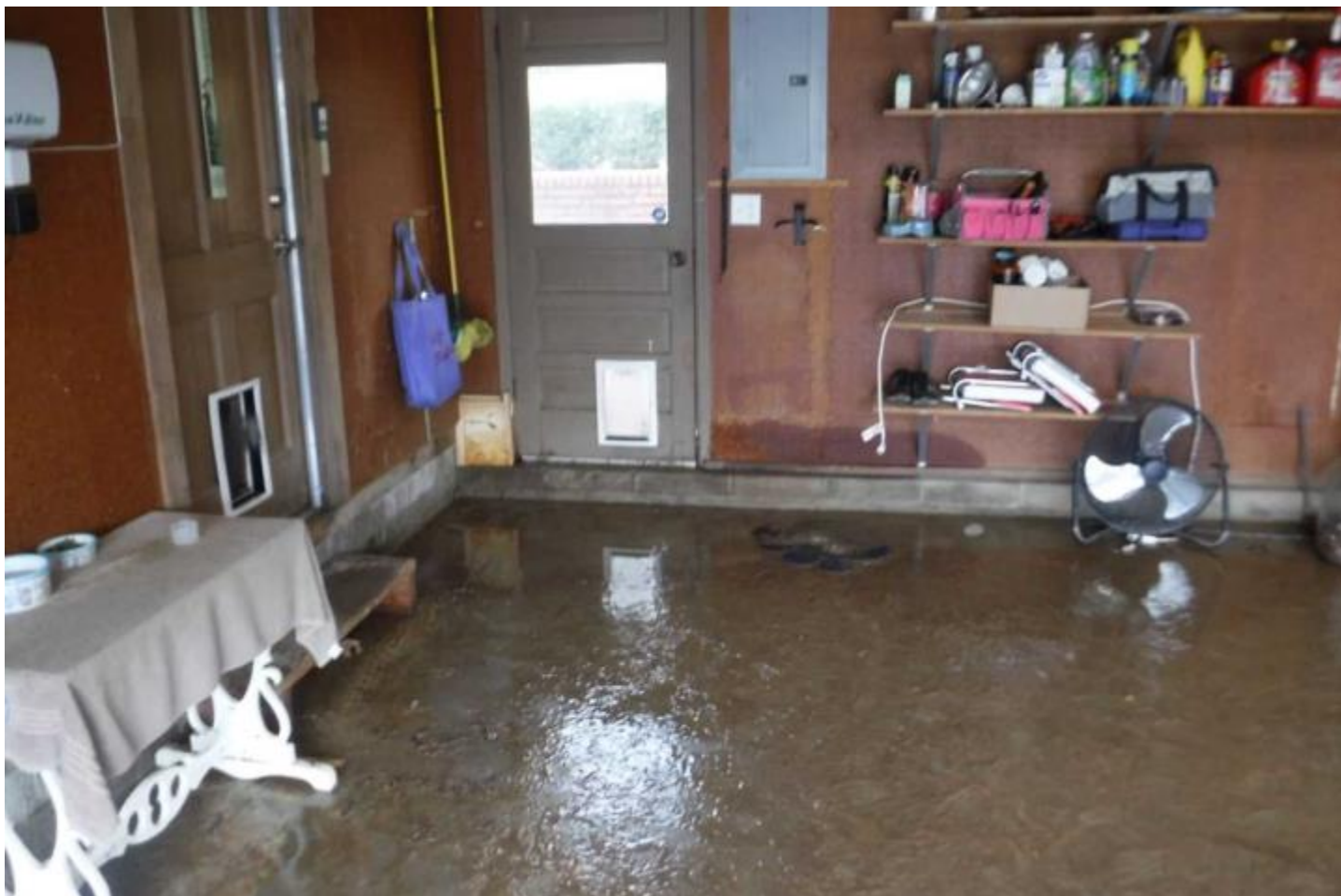
4208 Johnson Rd.
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15 15-garage

Date Taken: 9/29/2018

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16 16-garage

Date Taken: 9/29/2018



ServiceMaster by Quality Restoration

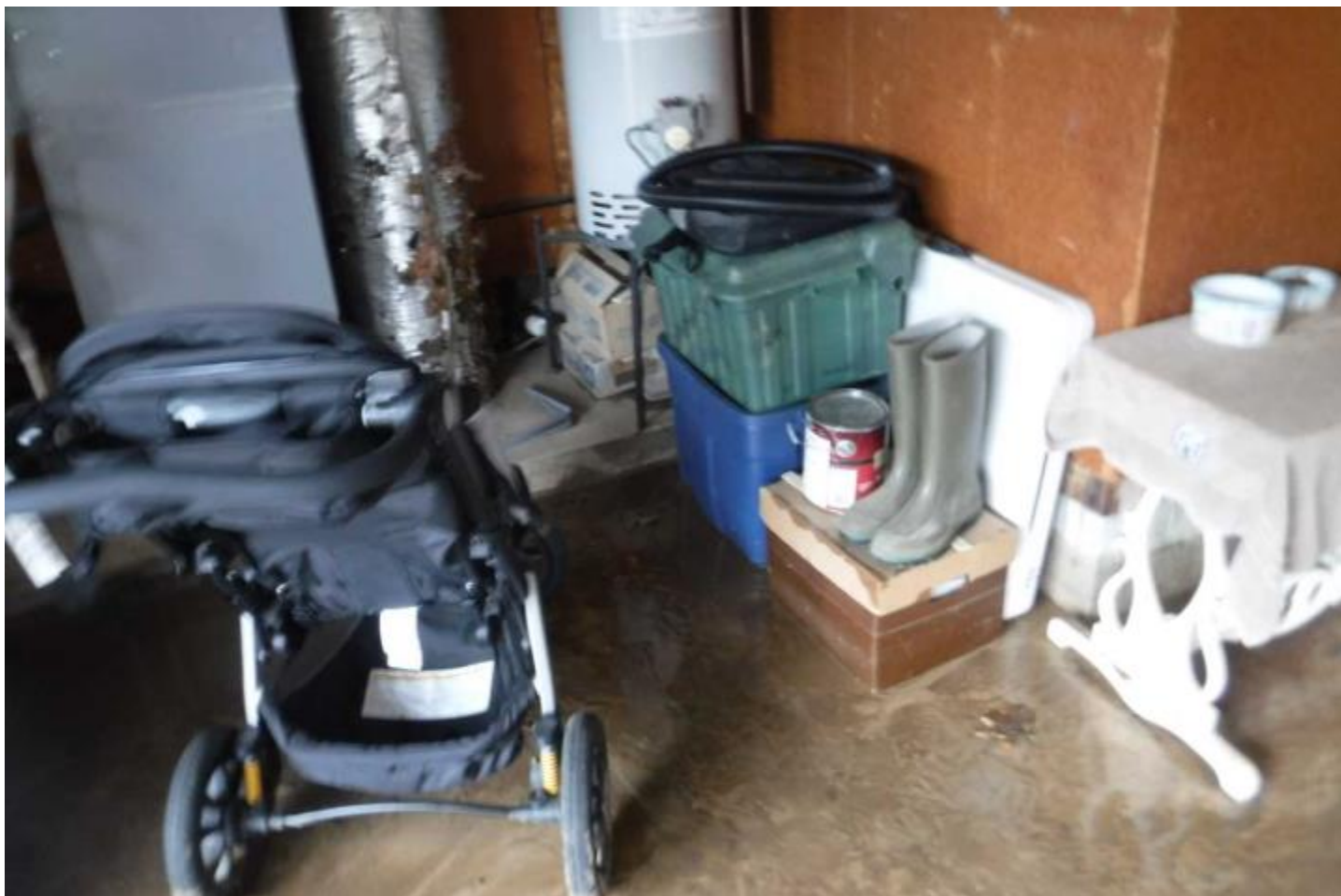
4208 Johnson Rd.
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17 17-garage

Date Taken: 9/29/2018

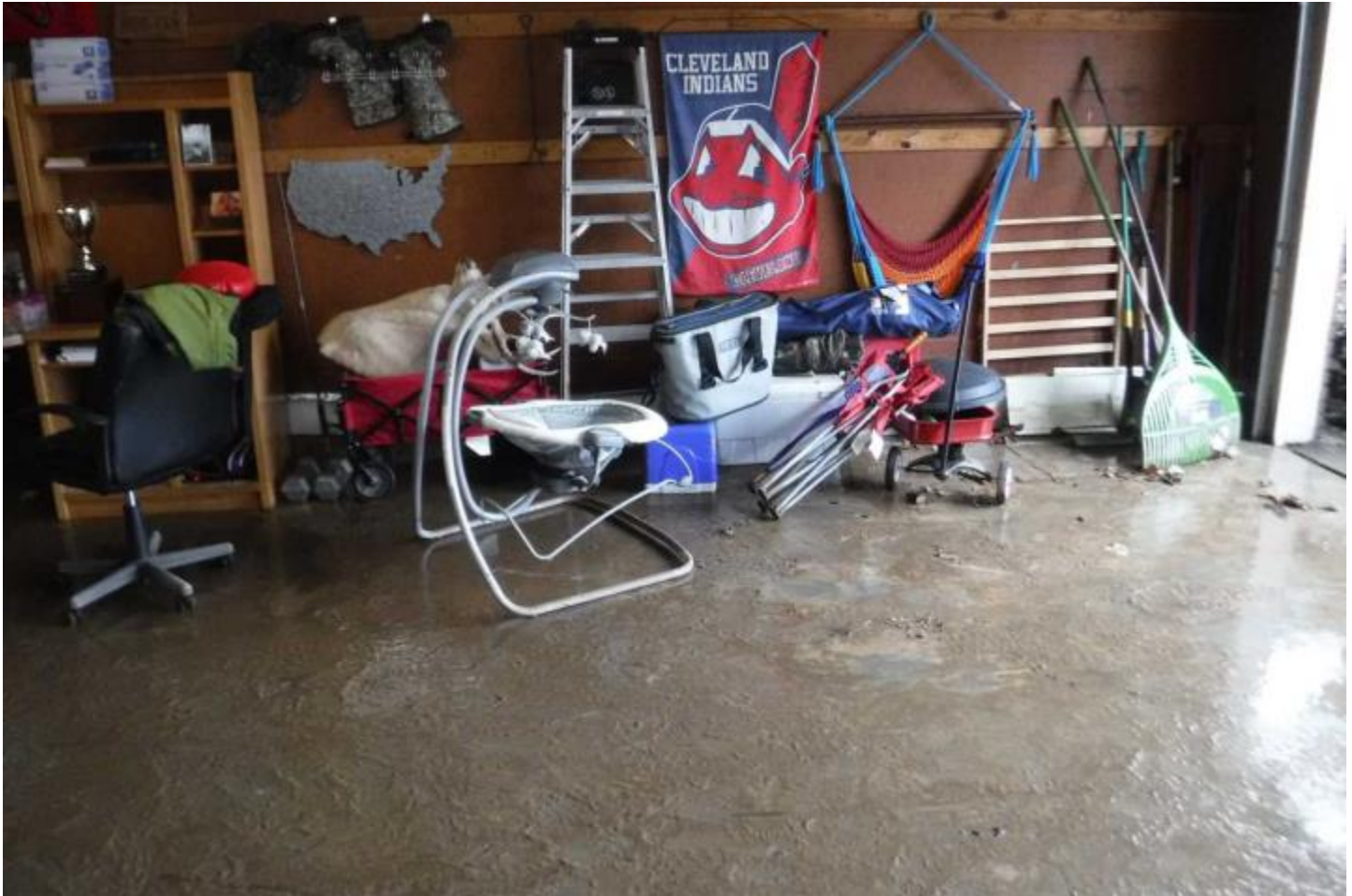
4208 Johnson Rd.
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18 18-arage

Date Taken: 9/29/2018

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19 19-garage

Date Taken: 9/29/2018



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20

20-extraction

Date Taken: 9/29/2018



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21 21-extraction

Date Taken: 9/29/2018



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22 22-laundry dmeo and eq

Date Taken: 9/29/2018



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23 23-kitchen eq

Date Taken: 9/29/2018



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24

24-DSCF9527

Date Taken: 9/29/2018

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25

25-DSCF9528

Date Taken: 9/29/2018



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26

26-DSCF9529

Date Taken: 9/29/2018



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27

27-DSCF9530

Date Taken: 9/29/2018

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28

28-DSCF9531

Date Taken: 9/29/2018



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29

29-DSCF9532

Date Taken: 9/29/2018

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30

30-DSCF9533

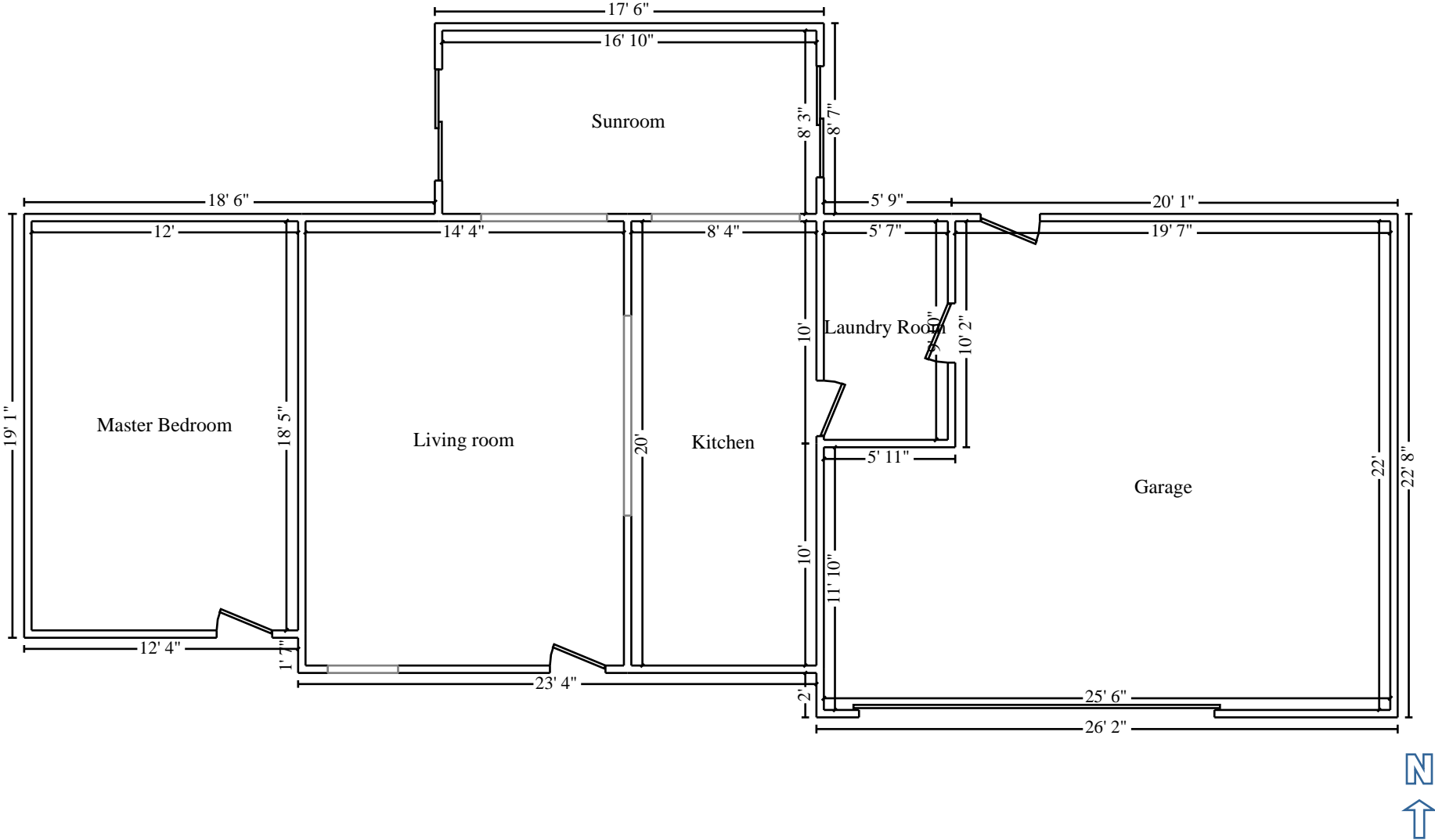
Date Taken: 9/29/2018

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31 31-DSCF9534

Date Taken: 9/29/2018



Main Level

ESTIMATE

LEEROY CROSSLAND



Andy Winkelman

1027 East Bonnie Lane
Fayetteville, Arkansas 72701

(870) 622-7284

Crossland Remodeling

18557 Habberton Road
Springdale, Ar 72764

Phone: (479) 313-5177

Email: construction@leeroycrossland.com

Web: www.leeroycrossland.com

Estimate # 001062

Date 01/28/2019

Business / Tax # license#0277170817

Description

Total

Water Damage Repairs

\$14,982.00

First, we will remove all furniture from these areas and move back in once the work is completed. We will remove and replace glued down wood floor, 959 square feet. We will also replace 40 feet of baseboard. Then we will install 240 ft of quarter round. Next, we will paint newly replaced baseboard and quarter round in these areas. We will then replace 10 ft of sheetrock in the laundry room and then the living room area. Next we will float, texture, paint the walls and trim around the doors. All the walls in the living room and in the laundry room will be painted to match the existing color. We will also replace 16 feet of fencing with wood fencing 6 foot dog-eared pickets. Garage work: about 45 feet of 8' baseboard in the garage will be replaced as well, with cedar and will be unfinished. Once the job is completed we will remove and haul away all debris. The labor and material cost is \$14,982.00. The payment schedule is as follows: half to start and half to be paid upon completion. Please refer to pictures below.

Subtotal \$14,982.00

Total **\$14,982.00**

Notes:

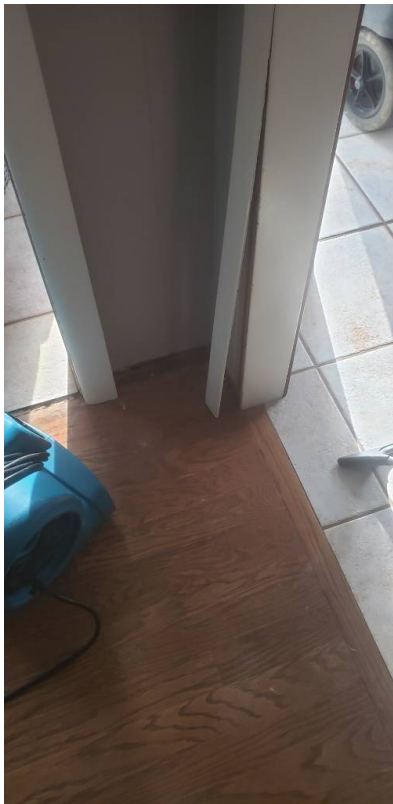
Thank you for your business!

www.leeroycrossland.com









By signing this document, the customer agrees to the services and conditions outlined in this Contract.

Andy Winkelman



Jason Martin
2810 Sauter Lane, Fayetteville AR 72704
p: 479.263.7603 e: threerocksmartin@yahoo.com

PROPOSAL SUBMITTED TO

NAME Andy Winkelman
ADDRESS 1027 E Bonnie Lane
Fayetteville AR 72703
PHONE # 18706227284
EMAIL andywinkelman@hotmail.com

WORK TO BE PERFORMED AT:

ADDRESS
Same
Date - 1/23/2019

We hereby propose to furnish the materials and perform the labor necessary for the completion of

1 - Replace sheetrock behind washer in laundry room and put trim back on. Re-install trim in laundry room and master bedroom. \$332.00

2 - Replace wood floor in back room by fireplace and closet.. This includes tear-up, haul-off and relay includes removing base and rese
Install new wood staircase - includes take-up haul-off and relay. Includes stair-nose and this includes sheetrock repair on stairs and touch-up paint. - possible shade variation in paint
Replace wood floor in front living room - This includes tear-up, haul-off and relay includes removing and resetting base
Replace bedroom wood floor. This includes removing base and re-installing
Remove tile in hall-way. This includes take-up, haul-off and relay of existing wood floor includes removing base and resetting This includes tear-up and haul-off
1015 sqf total with \$6 a sqf wood allowance \$14,857

5 - Replace approx 45 lft of 8' base in garage. Will make out of plywood. This includes moving everything away from wall. Un-installing existing board and re-installing new. Does not include paint or stain. \$565.00

6 - Replace 16' lft of fencing on left side of the property. This will be the same design as before this includes tear-out of old fence and install of new. This includes re-attaching old hardware to new fence for gate. This does not include stain \$1,070

9 - Management of job for 2 weeks \$500
\$17,324

Please note - this does not include any unforeseens beyond scope of work above. Please note this does not include moving furniture. Any small touch-up after baseboarss are removed will result in a change order

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work, and completed in a substantial workmanlike manner for the sum of_ dollars (\$ 17,324.00
with payments to be made as follows:
1/2 up front
1/2 upon completion

Respectfully submitte Jason Martin
Per ____ 3 Rocks Constructoin

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date _____ Signature _____

Dramis Hardwood Floors

P.O. Box 1401

Fayetteville, AR 72702

Show room only: 2275 S. School

Date	Estimate #
1/25/2019	3741a

Name / Address
Winkelman 1027 E. Bonnie Ln. Fayetteville, AR 501-658-7672

		Project
Item	Description	Total
1)	ENTRY - 65 SQ FT	
2)	Remove & replace base.	35.00T
3)	Tear out tile & haul off - \$150-\$250.	250.00T
4)	Dump fee.	95.00T
5)	Furnish materials - normally \$4.50-\$6.50 / sq ft - with waste - 75 sq ft @ \$4.50 / sq ft = \$337.50. 75 sq ft @ \$6.50 / sq ft = \$487.50.	487.50T
6)	Glue - 65 sq ft @ \$1.00 / sq ft.	65.00T
7)	Install - 65 sq ft @ \$3.25 / sq ft.	211.25T
	LIVING ROOM & DESK NOOK, DINING ROOM - MASTER BEDROOM & CLOSET - 715 SQ FT	
1)	Remove & replace base. Add 1/4 round @ cabinets.	250.00T
2)	Remove flooring & clean slab - 715 sq ft @ \$4.00 / sq ft.	2,860.00T
3)	Haul off & dump fee - 715 sq ft @ \$.50 / sq ft.	357.50T
4)	Furnish materials - normally \$4.50-\$6.50 / sq ft - with waste - 800 sq ft @ \$4.50 / sq ft = \$3,600.00. 800 sq ft @ \$6.50 / sq ft = \$5,200.00.	5,200.00T
5)	Glue - 715 sq ft @ \$1.00 / sq ft.	715.00T
6)	Install - 715 sq ft @ \$3.25 / sq ft.	2,323.75T
	STAIRS	
1)	Remove existing flooring - depending if it is nailed or glued - \$75-\$275.	275.00T
2)	Haul off & dump fee.	30.00T
3)	Furnish materials - normally \$4.50-\$6.50 / sq ft - with waste - estimate 75 sq ft @ \$4.50 / sq ft = \$337.50. 75 sq ft @ \$6.50 / sq ft = \$487.50.	487.50T
3a)	Materials - stair nosing - estimate \$450 - approximately.	450.00T
4)	Install - \$450-\$650.	650.00T
	Note: Install price could be less depending on product.	
Thanks for the opportunity to bid on your project!		Subtotal \$14,742.50
Credit and Debit card payments will have an additional 3% processing fee. Touch up painting and moving furniture are not included, we do not provide these services		Sales Tax (9.75%) \$1,437.39
		Total \$16,179.89

Andy & Jessica Winkelman
1027 E. Bonnie Lane
Fayetteville, AR 72703

RE: Flood Damage – January 17, 2019

Damages:

Inside House - items:

TOTAL \$793.43

- Ethan Allen 6x9 tricolor striped rug \$326.46
- Reid Lockhart Golf Bag \$150.00
- Graco Baby Swing ... \$150.00
- Nike Golf Shoes ... \$89.99
- Plush large dog bed..... \$59.99
- Arm and Hammer XL cat litter \$16.99

Inside House- structure:

QUOTES ATTACHED

- Sun room-
 - Tiles still need steamed/sanitized
 - Windows, sliding doors/frames still have mud/dirt caked in them
- Flooring
 - Living Room
 - Bed Room
 - Dining Room/steps- will now be a completely different flooring than rest of downstairs flooring
- Walls
 - Living room
 - Bed room
 - Laundry room
- Garage Walls
 - South side walls are buckling and soft due to moisture

Outside- Backyard (south):

CITY TEAM

- Pete gravel replacement
- French drains clogged
- Trenches need filled/sodded (east side of back yard)
- Mulched flower beds (behind garage – west)
- Wheel barrel ruts/ washed out steps

Fence

INCLUDED IN QUOTES

- 1st two sections displaced/leaning – Gate hard to latch

January 21, 2019

Andrew & Jessica Winkelman
1027 E Bonnie Ln
Fayetteville, AR 72703

Via Certified and Regular Mail

RE: Insured: Andrew & Jessica Winkelman
 Claim Number: 300-0020312-2019
 Date of Loss: 1/17/2019
 Loss Location: 1027 E Bonnie Ln Fayetteville, AR. (Dwelling)
 Subject: Coverage Position Letter
 Policy Number: 51-658373-00
 Effective dates: 3/26/2018 through 3/26/2019

Dear Andrew & Jessica Winkelman:

This letter is in regards to a claim submitted for your dwelling at the above address. The claim was submitted regarding water damage entering your home. After inspection, the water entry came from outside your home and into kitchen/living room area as surface water. This water was explained to have come from the city water main. As for this letter, we want to point out how your policy interprets surface water or flooding:

Unfortunately, your policy doesn't cover surface water or flooding. Please see your 17903 Homeowner's Policy language below.

17903 (2-96)

**HOMEOWNERS POLICY
FORM 3**

SECTION I - PROPERTY PROTECTION

3. EXCLUSIONS

a. Coverage A - Dwelling, Coverage B – Other Structures and Coverage C - Personal Property

Auto-Owners Insurance

We do not cover loss to covered property caused directly or indirectly by any of the following, whether or not any other cause or event contributes concurrently or in any sequence to the loss:

(3) Water damage, meaning:

(a) flood, surface water, waves, tidal water or overflow of a body of water. We do not cover spray from any of these, whether or not driven by the wind;

(b) water or sewage from outside the plumbing system that enters through sewers or drains;

(c) water which enters into and overflows from within a sump pump, sump pump well or any other system designed to remove subsurface water which is drained from the foundation area; or

(d) water below the surface of the ground.

This includes water which exerts pressure on or flows, seeps or leaks through any part of a building, sidewalk, driveway, swimming pool or other structure.

This exclusion does not apply to ensuing direct loss to covered property caused by theft, fire or explosion.

Therefore, Auto-Owners must respectfully deny your claim regarding the water damage as surface water/flooding.

If you have or obtain any information which may be relevant or may change the facts or circumstances of the loss, please forward the information to my attention as soon as possible. Please feel free to contact me if you have any questions or concerns.

All rights, terms, conditions and exclusions in your policy are in full force and effect and are completely reserved. No actions by any employee, agent, attorney or other person on behalf of Auto-Owners Insurance Company; or hired by Auto-Owners Insurance Company on your behalf; shall waive or be construed as having waived any right, term, condition or exclusion or any other provision of the policy.

If you have any questions, please contact me.

Sincerely,

David Schrader

David Schrader, AIC, AINS, CPCU
Little Rock Field Claims Representative
501-517-5685