

# Sample Redacted Gap Report (Restoration)

Scope Intelligence Ops — Estimate QA Review | Report ID: SAMPLE-0000 | Date: [REDACTED] | Status: QA Complete

## 1 · Snapshot

Job Type	Water Loss — Supply Line Failure
Affected Areas	Kitchen, 1st-Floor Hallway, Adjacent Pantry
Inputs Received	Estimate text (pasted), photo index (text), moisture notes (text), field notes (text) — no image files received
Estimate Line Count	94 lines across 3 rooms

## 2 · Top Gaps Identified

- Containment / protection of unaffected areas not scoped. No line items for poly barriers, floor protection, or furniture moving in adjacent rooms. Photo index notes open transitions to living area. ESTIMATE.txt:L8-L14
- Selective demo scope unclear on vertical extent. Estimate references drywall removal at 2 ft but photo index describes visible wicking above the 24" cut line in two locations. Confirm actual cut height matches field conditions. ESTIMATE.txt:L22-L27
- Base cabinet demo listed; upper cabinet detach/reset absent. Uppers typically require detach/reset to access wall cavity behind for drying and demo. No corresponding line items found. ESTIMATE.txt:L30-L38
- Drying equipment documentation incomplete. Estimate includes 3 dehu days but no air mover count, no placement log reference, and no daily monitoring entries linked. Equipment days should reconcile with a drying log. SCOPE\_SHEET.txt:L5-L9
- No moisture mapping at completion. Initial moisture readings referenced in field notes, but no dry-standard verification or final clearance readings documented. SCOPE\_SHEET.txt:L12-L15
- Flooring transition detailing not addressed. Hallway LVP removal stops at doorway per estimate, but no transition strip or feathering scope included where new meets existing. ESTIMATE.txt:L61-L66
- Anti-microbial application scoped for kitchen only. Hallway drywall cavities exposed per photo index but not included in treatment scope. ESTIMATE.txt:L44-L48

## 3 · Clarifying Questions (Internal Use)

- What is the confirmed drywall cut height in the hallway — 2 ft or 4 ft? Photo index suggests higher in at least two bays. ESTIMATE.txt:L22
- Were upper cabinets removed during drying? If so, detach/reset should be documented. ESTIMATE.txt:L33
- Is the subfloor OSB or plywood in the hallway? Material affects dry time and may affect replacement scope. SCOPE\_SHEET.txt:L7
- Was content manipulation (kitchen items, pantry shelving) performed and documented? No line items or photo descriptions found. ESTIMATE.txt:L70-L78

## 4 · Documentation Readiness

- Daily drying logs with equipment counts and moisture readings — **not received**
- Final / dry-standard moisture readings — **not received**
- Pre-demo photo descriptions for all affected cavities — **partial** (kitchen yes, hallway incomplete)
- Initial moisture map — **received**
- Field photo index — **received** (text descriptions of 38 images)
- Matched photo-to-line-item index — **not yet built**

## 5 · Boundary Statement

This report is an internal estimate completeness and documentation review prepared for the contractor's own use. Scope Intelligence Ops does not interpret, negotiate, or communicate with any insurance carrier or third party. We do not represent any insured, policyholder, or claimant. We do not advise on coverage, policy terms, or claim strategy. All findings are observations about estimate documentation quality and field-photo consistency. The contractor retains full authority over how to use, modify, or disregard any item in this report. Contractor retains full control over any communication or submission to any third party.

SCOPE INTELLIGENCE OPS — BOUNDARY NOTICE: This document is a contractor-internal quality-assurance work product. It does not constitute insurance adjusting, public adjusting, or claims advocacy of any kind. Scope Intelligence Ops does not contact, correspond with, or submit documentation to any insurance carrier, third-party administrator, or adjuster. No coverage opinions, policy interpretations, or settlement recommendations are expressed or implied. The contractor is the sole decision-maker regarding any actions taken with this information.