

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

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