



Royal Restoration Santa Barbara

930 Philinda Avenue, Unit #C
Santa Barbara, CA 93103



ESTIMATE	#308
SERVICE DATE	Aug 18, 2025
EXPIRATION DATE	Aug 25, 2025
TOTAL	\$8,240.00

CONTACT US
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Santa Barbara, CA 93105

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ESTIMATE

Services	qty	unit price	amount
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Mold Remediation - Proposal	1.0	\$0.00	\$0.00
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We were dispatched to 930 Philinda Ave #C following an initial visit by Advanced Clean Air Solutions, who performed mold testing (air samples and swab samples were taken).

Upon initial inspection, it was observed that the unit lacks proper maintenance and a consistent cleaning routine. In speaking with the tenant, it was confirmed that this unit has been affected by multiple past water damage incidents, including:

- Previous Water Damages
- Laundry leak affecting the kitchen
 - Groundwater intrusion from poor drainage and grading in the front courtyard
 - Water damage originating from an adjacent apartment
 - Plumbing issues in the upstairs bathrooms

Due to the confirmed presence of Aspergillus, Penicillium, and Stachybotrys, a full demolition of affected areas is required in order to ensure successful clearance testing. Additionally, it is not recommended for tenants to remain in the unit during mitigation. If relocation is planned, this must be arranged prior to Royal Restoration beginning work.

Specialty labor and equipment rental rates will be outlined below.

- Areas Quoted for Remediation
- Living Room – popcorn ceiling leak
 - Hallway bathroom
 - Entry and kitchen

Any additional areas of concern may be addressed through a change order. A full-unit inspection and testing is recommended, as the initial assessment performed by Advanced Clean Air Solutions only included two areas.

Additional areas of concern were reviewed with the tenant but require ownership guidance before proceeding. Clearance testing can only be achieved once full mitigation is completed, which will include establishing containment, negative air filtration, removal of affected materials, and operation of dehumidifiers, hydroxyl generators, and HEPA air scrubbers, all in accordance with IICRC S500 Standards.

Living Room Scope	1.0	\$760.00	\$760.00
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Scope of Work – Living Room Ceiling Remediation

- Establish full containment of the affected area using 6-mil poly plastic sheeting to prevent cross-contamination.
- Install Ram Board to protect all flooring surfaces within the work zone.
- Perform a controlled 5 ft. x 5 ft. flood cut in the ceiling at the area where a prior plumbing leak was detected. Although no active moisture was present at the time of inspection, visible deterioration strongly indicates mold growth inside the ceiling cavity.
- Remove, bag, and properly dispose of all affected insulation.
- Thoroughly HEPA vacuum and wire-brush all exposed ceiling joists to remove surface contaminants.
- Apply an EPA-registered antimicrobial and mold peroxide treatment to all exposed framing members, allowing for proper dwell time.
- Following dwell time, agitate treated surfaces using a wire brush, then perform final HEPA vacuuming to ensure a clean and sanitary condition.

- Labor Breakdown
- 2 Technicians x 2 hours each = 4 total labor hours
 - Labor Rate: \$55/hour per technician

- Total Labor: \$220.00 (includes labor and containment materials)

Equipment – Living Room

- Guardian HEPA Air Scrubber – 4 days @ \$60/day = \$240.00
- DryMax XL Dehumidifier – 4 days @ \$75/day = \$300.00
- Clean & Restock Charges – Waived
- Filter Replacement Charges – Waived

Total Project Cost: \$760.00

Kitchen & Entry Scope of Work

1.0 \$3,170.00 \$3,170.00

Scope of Work – Entry & Kitchen Remediation

- Establish full containment of the affected areas using 6-mil poly plastic, tension poles, and a zipper access entry to prevent cross-contamination.
- Remove all floating laminate flooring in the entry and kitchen areas. Expose and allow the concrete slab to dry with the aid of drying equipment.
- Recommend removal of all lower base cabinets to access concealed areas for inspection and remediation.
- Seek owner guidance regarding the handling and relocation of kitchen appliances
- Perform a 4-foot flood cut on walls behind cabinets to remove compromised drywall and expose hidden cavities.
- Perform a 4-foot flood cut next to entry way where previous loss occurred
- Remove, bag, and properly dispose of all affected insulation materials.
- Conduct detailed cleaning of exposed framing to eliminate microbial growth and debris.
- Apply antimicrobial solution and mold peroxide treatment to all framing surfaces.
- Allow for proper dwell time, then wire-brush surfaces and perform a final HEPA vacuum to ensure cleanliness and compliance with IICRC standards.

Labor

- 3 demolition technicians at \$55/hour each for 8 hours
- Total Labor: \$1,320.00

Equipment

- 1 DryMax XL Dehumidifier – 5 days @ \$75/day = \$375.00
- 2 Guardian 500 HEPA Air Scrubbers – 5 days @ \$60/day each = \$600.00
- 1 Hydroxyl Generator XL – 5 days @ \$175/day = \$875.00
- Clean & Restock – No charge
- Filter replacements for DryMax & Guardians – No charge

Total Equipment Cost: \$1,850.00

Total Project Cost (Labor + Equipment): \$3,170.00

Upstairs Hallway Bathroom

1.0 \$2,870.00 \$2,870.00

Scope of Work – Bathroom Remediation & Shower Demo

- Establish full containment of the bathroom using 6-mil poly plastic, poly tape, and zipper entry for controlled access.
- Detach toilet and cap supply line to prevent leaks during demolition.
- Detach and dispose of vanity; cap supply lines for future reconnection.
- Remove existing shower glass enclosure and stage for disposal.
- Demolish existing walk-in shower, including tile, mortar bed, and waterproofing system.
- Remove all flooring within the bathroom to expose subfloor for drying.
- Perform a 4-foot flood cut around the entire perimeter of the shower to expose wall cavities.
- Remove all drywall within the shower enclosure to allow full access to wall framing.
- Bag and properly dispose of all affected insulation.
- Conduct detailed cleaning of all exposed framing members to remove microbial growth and debris.
- Apply antimicrobial and mold peroxide treatments to all framing surfaces with appropriate dwell time.
- Agitate surfaces with a wire brush, followed by a final HEPA vacuum of the entire containment area.

Labor

- 3 demolition technicians – 8 hours each @ \$55/hour
- Total Labor: \$1,320.00

Equipment

- 1 DryMax XL Dehumidifier – 5 days @ \$75/day = \$375.00
- 1 Guardian HEPA Air Scrubber – 5 days @ \$60/day = \$300.00
- 1 Hydroxyl Generator – 5 days @ \$175/day = \$875.00
- Clean & Restock – No charge
- Filter Replacements – No charge

Total Equipment Cost: \$1,550.00

Total Project Cost (Labor + Equipment): \$2,870.00

Decontamination Cleanings	1.0	\$1,440.00	\$1,440.00
Scope of Work – Decontamination Cleaning			
Decontamination cleanings are an essential component of our remediation efforts. During each visit, our team performs daily moisture readings to verify that affected areas are drying within recommended standards and ensures that all remediation equipment is operating properly.			
Two cleaning technicians will be dispatched per visit to decontaminate the affected spaces identified by preliminary lab results.			
This scope of work includes:			
<ul style="list-style-type: none"> • Detailed cleaning of ceilings, walls, framing, and slab/subfloor surfaces • HEPA vacuuming of all affected areas • Replacement of filters as needed for equipment in use • Preparation of all treated spaces for final clearance testing 			
Service Frequency & Duration			
<ul style="list-style-type: none"> • A total of 4 decontamination visits are recommended • Each visit will consist of 2 technicians performing approximately 4 hours of detailed cleaning per technician 			
Labor Calculation			
<ul style="list-style-type: none"> • 2 Technicians × 4 hours = 8 labor hours per visit • 8 labor hours × \$45/hour = \$360.00 per visit • 4 visits × \$360.00 = \$1,440.00 Total Labor Cost 			
Total Project Cost: \$1,440.00			
Courtesy Notice: Electrical Bill	1.0	\$0.00	\$0.00
During the remediation process, you may notice an increase in your electrical bill. This is expected due to the operation of equipment such as fans, dehumidifiers, air scrubbers, and hydroxyl generators that will be running in your home throughout the mitigation period. We provide this information as a courtesy, allowing you to prepare accordingly			
Post Clearance Testing Notice	1.0	\$0.00	\$0.00
Post-clearance testing is highly recommended; however, it is not a service we provide. We can refer you to trusted partners for scheduling this testing prior to the completion of our work and payment for our services, ensuring that our scope of work has been successfully executed. Please note that the costs associated with clearance testing are determined by the third-party vendor, and our quotes do not include this service to maintain transparency for our customers. We can facilitate online payment for the vendor on your behalf, and upon completion, we will provide you with a receipt for reimbursement, or you can choose to pay the vendor directly			
Change Order Notice	1.0	\$0.00	\$0.00
Change Order Notice			
Please be advised that during the course of remediation work, there is the possibility of unforeseen conditions arising (e.g., concealed damage, failed testing, hidden moisture intrusion, structural concerns, additional microbial growth, or the need for further environmental testing). While our team always aims for 100% transparency and thorough initial assessments, not all issues can be identified until work is underway.			
In such cases, a formal change order will be submitted outlining the additional scope, justification, and associated cost. This document will be sent via email for your review and approval. Work related to the new findings will not proceed without your written authorization.			
Your understanding and prompt response to any submitted change orders are greatly appreciated to avoid delays in project timelines.			
Services subtotal:			\$8,240.00
Subtotal			\$8,240.00
Total			\$8,240.00

Thank you for choosing Royal Restoration Santa Barbara for your restoration needs. All invoices are due upon the completion of the mitigation process, unless alternate arrangements have been confirmed via email or text communication. Your approval on the work order signifies acceptance of our terms and conditions outlined in the detailed invoice sent to you via email for complete transparency. At Royal Restoration Santa Barbara, please note that we cannot be held accountable if your insurance provider denies your claim. We are ready to offer guidance on the likelihood of your claim's approval, and

we do not assume any responsibility in case it is rejected.

Our quotes don't include reconstruction or testing cost, a secondary proposal 2 days prior to the completion of mitigation will be provided to the property owner or individual in charge for review

All estimates will have a 3.5% credit card processing line item thats to be

We thank you for the opportunity in working with you