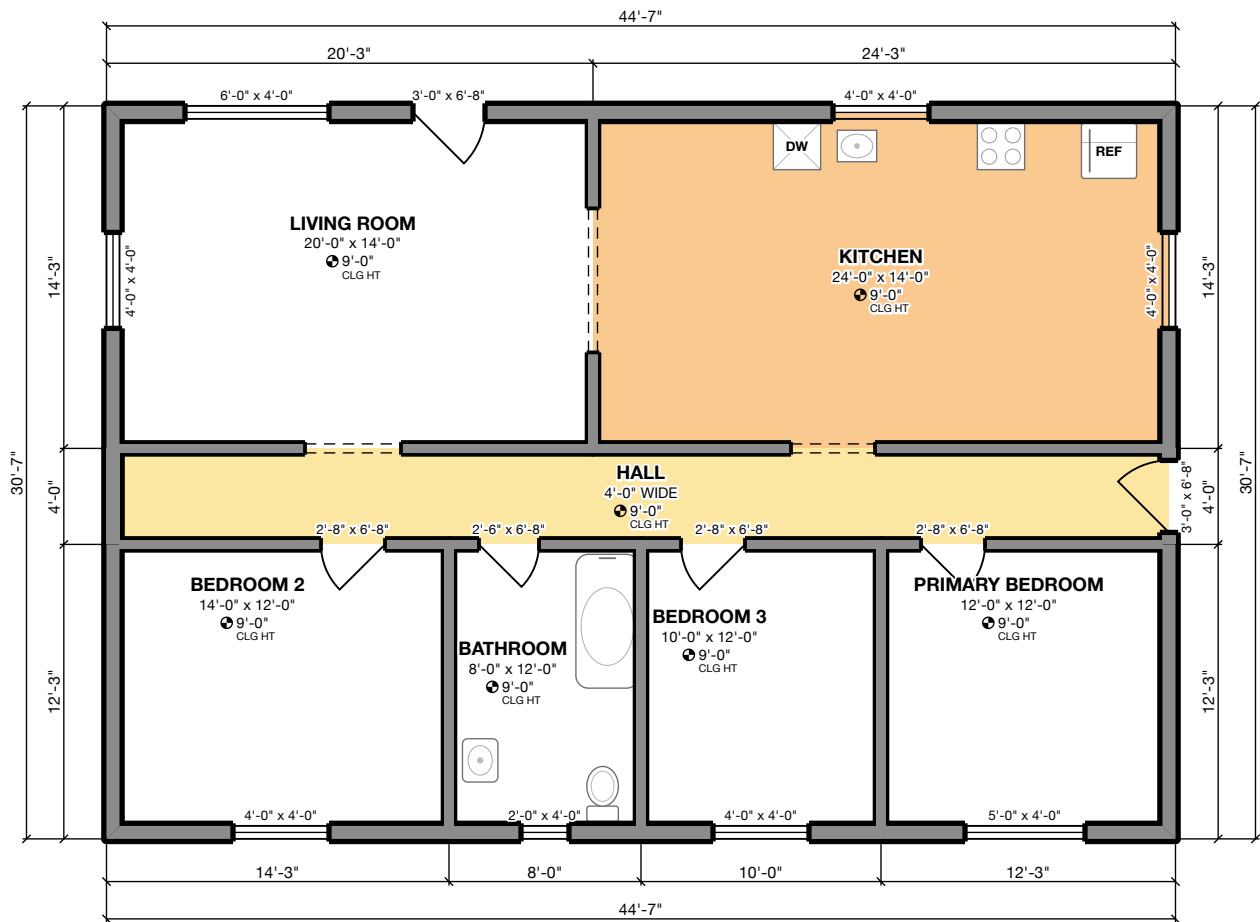


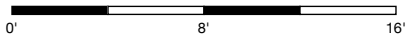
Property Condition & Scope-of-Work Report

Prepared with vPlan AR

Client	Sample client
Property	123 Sample Street, Example City
Type	Single-family home
Claim / Ref #	SAMPLE-0001
Inspector	vPlan AR sample
Date	2026-10-08
Total Area	1320.0 ft²
Rooms Assessed	7 (2 with damage)



1 FLOOR PLAN
1/8" = 1'-0"



DAMAGE MODERATE MINOR



Scope Summary

Sample claim. A dishwasher supply line leaked into the kitchen and the hall beside it. Kitchen flooring, lower drywall, baseboard and the sink base need work; the hall needs a few oak boards and baseboard. Other rooms were inspected and are unaffected.

Room-by-Room Assessment

Living Room

Area	280.0 ft²
Condition	Good
Severity	—
Damage	—
Affected	—
Notes	—

Kitchen

Damage reported

Area	336.0 ft²
Condition	Damaged
Severity	Moderate
Damage	Water
Affected	Flooring, Drywall, Trim/Baseboard, Cabinetry
Notes	Dishwasher supply line leak. Standing water under the sink base and dishwasher; moisture readings elevated up to about 18 in on the walls.

SCOPE OF WORK

Remove the wet porcelain tile and underlayment, flood cut the drywall at 2 ft, dry out, then replace drywall, baseboard and flooring to match.

Work	Qty	Unit
Remove and replace porcelain tile and underlayment Kitchen floor area	336	sq ft
Flood cut drywall at 2 ft; replace, tape and finish 67 LF of wall × 2 ft	134	sq ft
Remove and replace baseboard Kitchen walls less doorways	67	LF
Detach and reset sink base cabinet	1	each

Hall

Damage reported

Area	176.0 ft²
Condition	Fair
Severity	Minor
Damage	Water
Affected	Flooring, Trim/Baseboard
Notes	Water reached the hall oak floor at the kitchen opening; cupping along the first few boards.

SCOPE OF WORK

Dry the hall floor; replace the cupped oak boards and the baseboard along the kitchen side.

Work	Qty	Unit
Replace cupped oak flooring near the kitchen opening About 10 ft × 4 ft along the opening	40	sq ft
Remove and replace baseboard Kitchen side of the hall	24	LF

Bedroom 2

Area	168.0 ft²
Condition	Good
Severity	—
Damage	—
Affected	—
Notes	—

Bathroom

Area	96.0 ft²
Condition	Good
Severity	—
Damage	—
Affected	—
Notes	—

Bedroom 3

Area	120.0 ft²
Condition	Good
Severity	—
Damage	—
Affected	—
Notes	—

Primary Bedroom

Area	144.0 ft²
Condition	Good
Severity	—
Damage	—
Affected	—
Notes	—