

Underwriters Property Casualty General Adjusting

5625 N.W. Central Dr.
Houston, Texas 77080

Estimate

Claim No.

File No. 0600	Policy No.	Date of Loss 11/19/2025	Report First	Report Date 11/24/2025	Adjuster J LeBrun
Insured Michelle LeBlanc Porth	Address 404 Shadowlawn Dr Berwick, LA 70342	Office	Home (832) 875-7749	Email	
Loss Address	107 Tournament Blvd Berwick, LA 70342				
Contact	Address				Email
Claimant	Address				Email
Contractor	Address				Email

Building

Limit: \$320,000.00 Deductible: \$10,000.00

OFFICE / Main Office

Floor 89.62 SY Wall 925.33 SF Ceiling 806.59 SF Floor Perim. 115.67 FT Ceiling Perim. 115.67 FT

Room-standard-1 Length 30.42 FT, Width 26.42 FT, Height 8.00 FT
Offset-standard-1 Width 3.08 FT, Depth 1.00 FT, Height 8.00 FT, Qty of Offsets 1

Operation	Qty	Unit	Description	Cost	RC	DEP	ACV
Remove	89.62	SY	Glue-down carpet SY, standard grade	8.40	752.81	0.00*	752.81
Replace	89.62	SY	Glue-down carpet SY, standard grade	48.11	4,311.62	0.00*	4,311.62
Fee	1	EA	Dumpster, 10 cy, rental per week Note: Dumpster to haul off debris (carpeting)	410.85	410.85	0.00*	410.85
Main Office Totals:					5,475.28	0.00	5,475.28

OFFICE / Conference room

Floor 32.29 SY Wall 598.67 SF Ceiling 290.58 SF Floor Perim. 74.83 FT Ceiling Perim. 74.83 FT

Room-standard-1 Length 26.42 FT, Width 11.00 FT, Height 8.00 FT

Operation	Qty	Unit	Description	Cost	RC	DEP	ACV
Remove	32.29	SY	Glue-down carpet SY, standard grade	8.40	271.24	0.00*	271.24
Replace	32.29	SY	Glue-down carpet SY, standard grade	48.11	1,553.47	0.00*	1,553.47
Charge	1	EA	Minimum charge, for drywall repair Note: repair wall where item was ripped from wall causing damage to drywall	543.34	543.34	0.00*	543.34
Clean	598.67	SF	1/2" drywall installed, with light texture	0.60	359.20	0.00*	359.20
Prime	598.67	SF	1/2" drywall installed, with light texture	0.71	425.06	0.00*	425.06
Paint 2 coats	598.67	SF	1/2" drywall installed, with light texture	1.13	676.50	0.00*	676.50
Mask	1	EA	Mask room, Large	79.98	79.98	0.00*	79.98
Conference room Totals:					3,908.79	0.00	3,908.79

PLUMBING FIXTUR / Warehouse

Floor 0 SY Wall 0 SF Ceiling 0 SF Floor Perim. 0 FT Ceiling Perim. 0 FT

Room-standard-1 Length 0.00 FT, Width 0.00 FT, Height 0.00 FT

Operation	Qty	Unit	Description	Cost	RC	DEP	ACV
Remove	1	EA	Water heater, Electric, 40 gallon	57.52	57.52	0.00*	57.52
Replace	1	EA	Water heater, Electric, 40 gallon	1,121.17	1,121.17	0.00*	1,121.17
Charge	1	EA	Charge, for plumbing work Note: Repair Plumbing as needed to install hot water heater Robicheaux Plumbing and electric	350.00	350.00	0.00*	350.00

Warehouse Totals: 1,528.69 0.00 1,528.69

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ICE MACHINE / Warehouse

Floor 0 SY Wall 0 SF Ceiling 0 SF Floor Perim. 0 FT Ceiling Perim. 0 FT

Room-standard-1 Length 0.00 FT, Width 0.00 FT, Height 0.00 FT

Operation	Qty	Unit	Description	Cost	RC	DEP	ACV
Replace	1	EA	Ice Maker cube ice, 238LB ice per 24hour , standard grade	7,109.00	7,109.00	0.00*	7,109.00
Charge	1	EA	Charge, for plumbing work Note: Repair and install puming lines and drain lines for ice machine,	2,850.00	2,850.00	0.00*	2,850.00
Warehouse Totals:					9,959.00	0.00	9,959.00

GENERATOR / Exterior/Interior

Area 0 SF

Operation	Qty	Unit	Description	Cost	RC	DEP	ACV
Replace	1	EA	Electrical generators, Standard	7,149.99	7,149.99	0.00*	7,149.99
Charge	1	EA	Charge, for plumbing work Note: Robicheaux electric bid to install the generator and repair all damaged items	4,200.00	4,200.00	0.00*	4,200.00
Replace	1	CY	Rectangular pad type foundations, pad foundations, Total cost	451.67	451.67	0.00*	451.67
Exterior/Interior Totals:					11,801.66	0.00	11,801.66

	RC	R DEP	NR DEP	ACV
Building Loss:	32,673.42	0.00	0.00	32,673.42
Totals:	32,673.42	0.00	0.00	32,673.42
			Less Deductible Applied	10,000.00
			ACV Claim	22,673.42

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Photo Sheet

Claim No.

File No. 0600	Policy No.	Date of Loss 11/19/2025	Report First	Report Date 11/24/2025	Adjuster J LeBrun
Insured Michelle LeBlanc Porth		Contact		Claimant	



Photo ID

01

Date

11/21/2025

Description

Comment

107 Tournament



Photo ID

02

Date

11/21/2025

Description

Comment

overall warehouse

Photo Sheet

Claim No.

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Photo ID

03

Date

11/21/2025

Description

Comment

overall warehouse



Photo ID

04

Date

11/21/2025

Description

Comment

main office, Carpeting removed by Johnathan Scully without permission from Michelle Porth (LeBrun)

Photo Sheet

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Photo ID

05

Date

11/21/2025

Description

Comment

office, Carpeting removed by Johnathan Scully without permission from Michelle Porth (LeBrun)



Photo ID

06

Date

11/21/2025

Description

Comment

swirl marks in tile floor that was under the carpet

Photo Sheet

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Photo ID

07

Date

11/21/2025

Description

Comment

carpet removed, tile floor



Photo ID

08

Date

11/21/2025

Description

Comment

glue down carpet in the main office that was not removed.

Photo Sheet

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Photo ID

09

Date

11/21/2025

Description

Comment

glue down carpet in the conference room



Photo ID

10

Date

11/21/2025

Description

Comment

conference room glue down carpet

Photo Sheet

Claim No.

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Photo ID

11

Date

11/21/2025

Description

Comment

bathroom, tile flooring

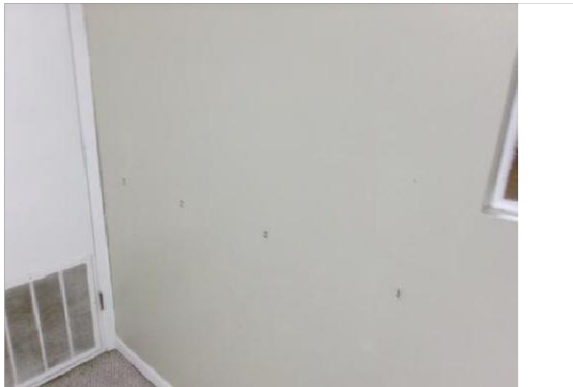


Photo ID

12

Date

11/21/2025

Description

Comment

hangers left in the wall,
no being claimed as
vandalism

Photo Sheet

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Photo ID

13

Date

11/21/2025

Description

Comment

hangers in conference room walls, not being claimed as vandalism



Photo ID

14

Date

11/21/2025

Description

Comment

damage to drywall wall, appears something was removed forcefully and this is vandalism

Photo Sheet

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Photo ID

15

Date

11/21/2025

Description

Comment

see where screws were in drywall and what ever was removed as done forcefully



Photo ID

16

Date

11/21/2025

Description

Comment

hanger in wall not part of the vandalism claim

Photo Sheet

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Photo ID

17

Date

11/21/2025

Description

Comment

glue down carpet

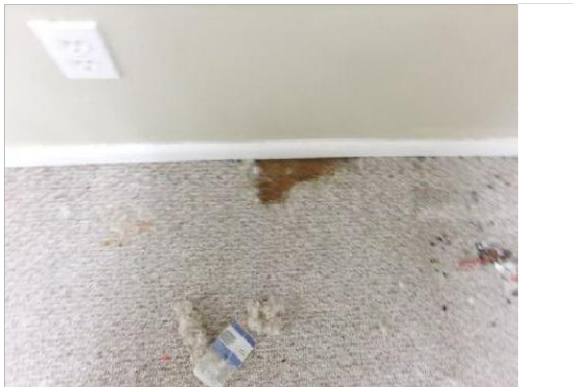


Photo ID

18

Date

11/21/2025

Description

Comment

Glue down carpet was torn, part of vandalism

Photo Sheet

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Photo ID

19

Date

11/21/2025

Description

Comment

hot water heater
missing, plumbing
damaged



Photo ID

20

Date

11/21/2025

Description

Comment

pan that hot water
heater was located

Photo Sheet

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Photo ID

21

Date

11/21/2025

Description

Comment

plumbing seperated



Photo ID

22

Date

11/21/2025

Description

Comment

plumbing not connected

Photo Sheet

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Photo ID

23

Date

11/21/2025

Description

Comment

ice machine was located here prior to theft



Photo ID

24

Date

11/21/2025

Description

Comment

plumbing appears to be drain pipe that was torn out of wall to remove the ice machine

Photo Sheet

Claim No.

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Photo ID
25

Date
11/21/2025

Description

Comment

plumbing that was cut
and torn out of wall
and/or drain to steal the
ice machine



Photo ID
26

Date
11/21/2025

Description

Comment

plumbing disconnected
and/or cut going to ice
machine

Photo Sheet

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Photo ID
27

Date
11/21/2025

Description

Comment

tools left that were used
to steal ice machine



Photo ID
28

Date
11/21/2025

Description

Comment

bathroom located in the
conference room.
notice the vanity

Photo Sheet

Claim No.

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Photo ID

29

Date

11/21/2025

Description

Comment

bathroom in ware house, notice the shelving that was built, vanity was removed at some point and time, prior to the purchase by Michelle Porth



Photo ID

30

Date

11/21/2025

Description

Comment

supply lines located under the shelving, The supply lines were located in the vanity prior to it being removed

Photo Sheet

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Photo ID

31

Date

11/21/2025

Description

Comment

supply lines located under the shelving, The supply lines were located in the vanity prior to it being removed



Photo ID

32

Date

11/21/2025

Description

Comment

supply lines were move outside the wall and have been reposition on the wall

Photo Sheet

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Photo ID

33

Date

11/21/2025

Description

Comment

supply lines that were fastened to the wall of the building



Photo ID

34

Date

11/21/2025

Description

Comment

sink that has been installed outside the warehouse bathroom and supply lines go towards the sink. The ice machine that was stolen sat beside the sink. The sink and the ice machine are considered fixtures due to the movement and placement of the supply lines

Photo Sheet

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Photo ID

35

Date

11/21/2025

Description

Comment

drain pipe for sink



Photo ID

36

Date

11/21/2025

Description

Comment

supply lines

Photo Sheet

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Photo ID

37

Date

11/21/2025

Description

Comment

ice machine that was stolen was beside the sink, both the sink and the ice machine should be considered non movable items as to how they were attached to the building. Also due to ice machine being removed the plumbing and bathroom would need to be refigured. The cost to redo the bathroom is not included in vandalism cost as the ice machine is considered a fixture therefore the plumbing, vanity and drainage are not part of the vandalism claim.



Photo ID

38

Date

11/21/2025

Description

Comment

pad that Generator was removed from

Photo Sheet

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Photo ID

39

Date

11/21/2025

Description

Comment

gas line no cap where it was removed from generator



Photo ID

40

Date

11/21/2025

Description

Comment

bolts that we cut on the pad for Generator

Photo Sheet

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Photo ID

42

Date

11/21/2025

Description

Comment

gas line removed from
Generator



Photo ID

43

Date

11/21/2025

Description

Comment

cut off valve at meter

Photo Sheet

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Photo ID

44

Date

11/21/2025

Description

Comment

electrical conduit for
Generator, electrical
lines removed



Photo ID

49

Date

11/21/2025

Description

Comment

conduit on building that
electrical lines removed
from

Photo Sheet

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Photo ID

50

Date

11/21/2025

Description

Comment

conduit cut during theft of electrical lines



Photo ID

51

Date

11/21/2025

Description

Comment

electrical box damaged during theft of generator electrical lines

Photo Sheet

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Photo ID

52

Date

11/21/2025

Description

Comment

conduit for electrical lines that is fastened to the building, electrical lines stolen



Photo ID

53

Date

11/21/2025

Description

Comment

electrical conduit that runs approximately 40 feet down the building, electrical lines stolen

Photo Sheet

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Photo ID

54

Date

11/21/2025

Description

Comment

cigarette but left behind during theft



Photo ID

55

Date

11/21/2025

Description

Comment

cigarette butts left at scene of theft

Photo Sheet

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Photo ID

56

Date

11/21/2025

Description

Comment

electrical box where
electrical lines from
generator enter part of
the building



Photo ID

57

Date

11/21/2025

Description

Comment

how electrical conduit is
fastened to building

Photo Sheet

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Photo ID

58

Date

11/21/2025

Description

Comment

electrical meter and tag, notice tag is closed



Photo ID

60

Date

11/21/2025

Description

Comment

electrical tag, tag appears to be closed and not tampered with

Photo Sheet

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Photo ID

61

Date

11/21/2025

Description

Comment

wires going into tag,
appears to be stuck in
there



Photo ID

62

Date

11/21/2025

Description

Comment

meter

Photo Sheet

Claim No.

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Photo ID

63

Date

11/21/2025

Description

Comment

Fred Robicheaux electricain inspected the electrical meter and found where tag had been cut



Photo ID

64

Date

11/21/2025

Description

Comment

cut meter tag

Photo Sheet

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Photo ID

65

Date

11/21/2025

Description

Comment

transfer swithes were mounted here on the wall as per Robicheaus electrical

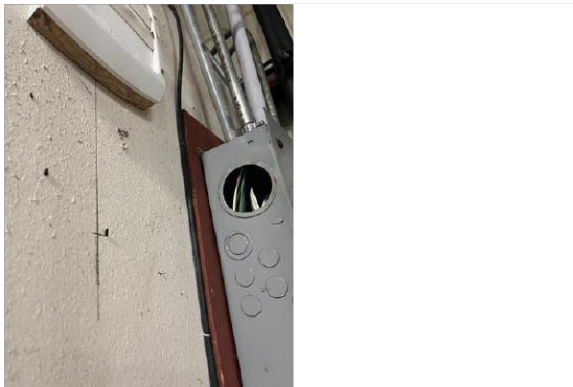


Photo ID

66

Date

11/21/2025

Description

Comment

transfer switch removed

Photo Sheet

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Photo ID

67

Date

11/21/2025

Description

Comment

power going to meter from electrical panel, it has been tampered with

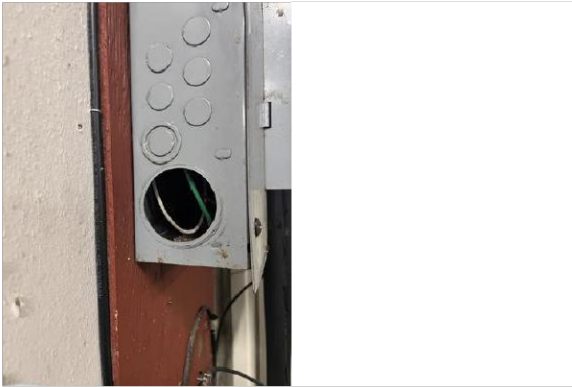


Photo ID

68

Date

11/21/2025

Description

Comment

electrical panel left open after theft of switches.

Photo Sheet

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Photo ID

69

Date

11/21/2025

Description

Comment

generator switches
stolen and electrical
panel left open



Photo ID

70

Date

11/21/2025

Description

Comment

switch stolen from this
area. You can see the
mounting holes in the
wall

Photo Sheet

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Photo ID

71

Date

11/21/2025

Description

Comment

electrical pane

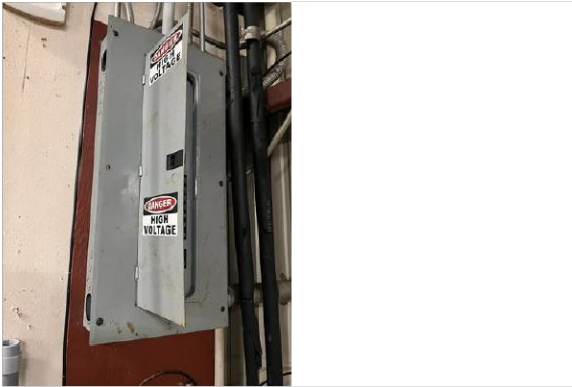


Photo ID

72

Date

11/21/2025

Description

Comment

electrical panel

Photo Sheet

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Photo ID

73

Date

11/21/2025

Description

Comment

Texas and US flag were by finling box along with the rod and reels, rod and reels moved and the flags stolen



Photo ID

74

Date

11/21/2025

Description

Comment

where the flags were located

Photo Sheet

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Photo ID
75

Date
11/21/2025

Description

Comment
rod and reels were
moved



Photo ID
76

Date
11/21/2025

Description

Comment
on the edge of deck is
where the lowes moving
box was located with
hunting equipment out
of one of my cabinets
that I moved from TX.
Box is labeled Cabinets

Photo Sheet

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Photo ID

77

Date

11/21/2025

Description

Comment

2 sack of duck decoys were by the laydown blind, the robo was located in this area, Ice chest were located where the lid is on bottom right of photo



Photo ID

78

Date

11/21/2025

Description

Comment

these items belong to Pelican, appears Scully stole these items from them

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Photo ID

79

Date

11/21/2025

Description

Comment

box of mallard decoys that got opened up, this box is 10 years old never used as all of my decoys were



Photo ID

80

Date

11/21/2025

Description

Comment

boat floats were located where the ice chest were

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Photo ID

81

Date

11/21/2025

Description

Comment

electrical panel left open
by scully



Photo ID

82

Date

11/21/2025

Description

Comment

sack of mallard decoys

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Photo ID

83

Date

11/21/2025

Description

Comment

see towel on electrical



Photo ID

84

Date

11/21/2025

Description

Comment

moved towel off
electrical as it was left
on top of exposed wires

Photo Sheet

Claim No.

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Photo ID

85

Date

11/21/2025

Description

Comment

safe will not open