



GUNTER CONSTRUCTION CO.

GUNTER CONSTRUCTION COMPANY
5811 COX MILL RD.
SANFORD, NC 27332

Client: Billie Brown
Property: 1153 Ernest Brown Rd.
Lillington, NC 27546

Operator: CARYGUNT

Estimator: Cary Gunter
Company: GUNTER CONSTRUCTION CO.
Business: 5811 Cox Mill Rd.
Sanford, NC 27332

Business: (919) 353-2283
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Type of Estimate: Fire
Date Entered: 4/16/2019 Date Assigned:

Price List: NCFA8X_APR19
Labor Efficiency: Restoration/Service/Remodel
Estimate: B&BRECONST-GUNTER

This is an itemized estimate for the complete reconstruction of the damaged property.



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B&BRECONST-GUNTER

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Laminated - comp. shingle rfg. - w/ felt	32.00 SQ @	200.15 =	6,404.80
2. Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA @	21,434.24 =	21,434.24
3. Blown-in insulation - 14" depth - R38 replace blown-in insulation over main portion of home	2,285.04 SF @	1.09 =	2,490.69
4. Batt insulation - 6" - R19 - paper faced	1,650.00 SF @	0.81 =	1,336.50

Garage

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. 1/2" drywall - hung, taped, floated, ready for paint	1,167.20 SF @	1.70 =	1,984.24
6. Batt insulation - 6" - R19 - paper faced	1,167.20 SF @	0.81 =	945.43

Laundry Room

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. 1/2" drywall - hung, taped, floated, ready for paint	130.83 SF @	1.70 =	222.41
8. Recessed light fixture	2.00 EA @	102.43 =	204.86

Master closet

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
9. 1/2" drywall - hung, taped, floated, ready for paint	593.90 SF @	1.70 =	1,009.63
10. Batt insulation - 4" - R15 - paper faced	90.00 SF @	0.88 =	79.20
11. Recessed light fixture	2.00 EA @	102.43 =	204.86
12. Blown-in insulation - 14" depth - R38	128.90 SF @	1.09 =	140.50

Master Bath

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
13. 1/2" drywall - hung, taped, floated, ready for paint	824.92 SF @	1.70 =	1,402.36



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CONTINUED - Master Bath

DESCRIPTION	QTY	UNIT PRICE	TOTAL
14. Batt insulation - 4" - R15 - paper faced	290.00 SF @	0.88 =	255.20
15. Blown-in insulation - 14" depth - R38	208.42 SF @	1.09 =	227.18
16. Light bar - 2 lights - High grade	2.00 EA @	133.15 =	266.30
17. Bathroom ventilation fan - Standard grade	1.00 EA @	54.54 =	54.54
18. Bathroom ventilation fan - Standard grade	1.00 EA @	54.54 =	54.54
19. Recessed light fixture	3.00 EA @	102.43 =	307.29

Pantry

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
20. 1/2" drywall - hung, taped, floated, ready for paint	361.61 SF @	1.70 =	614.74
21. Light fixture	1.00 EA @	60.99 =	60.99

Hallway

Height: 8'

Missing Wall - Goes to Floor 4' X 6' 8" Opens into KITCHEN2
 Missing Wall 3' 6" X 8" Opens into STAIRS2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
22. 1/2" drywall - hung, taped, floated, ready for paint	147.09 SF @	1.70 =	250.05
23. Recessed light fixture	3.00 EA @	102.43 =	307.29

Laundry closet

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
24. 1/2" drywall - hung, taped, floated, ready for paint	123.19 SF @	1.70 =	209.42

Master Bedroom

Height: Tray



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Missing Wall

12' 1 5/8" X 9'

Opens into MASTER_BAY2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
25. 1/2" drywall - hung, taped, floated, ready for paint	1,139.59 SF @	1.70 =	1,937.30
26. Recessed light fixture	4.00 EA @	102.43 =	409.72
27. Batt insulation - 4" - R15 - paper faced	81.00 SF @	0.88 =	71.28
28. Ceiling fan & light - Standard grade	1.00 EA @	217.42 =	217.42

Master Bay

Height: 9'

Missing Wall

12' 1 5/8" X 9'

Opens into MASTER_BEDRO

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. 1/2" drywall - hung, taped, floated, ready for paint	152.47 SF @	1.70 =	259.20
30. Batt insulation - 4" - R15 - paper faced	130.23 SF @	0.88 =	114.60
31. Batt insulation - 12" - R38 - paper faced	22.24 SF @	1.38 =	30.69

Nook

Height: 9'

Missing Wall

7' 7 1/2" X 9'

Opens into BAY3

Missing Wall

14' 8" X 9'

Opens into KITCHEN2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
32. 1/2" drywall - hung, taped, floated, ready for paint	64.00 SF @	1.70 =	108.80

M. linen

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
33. 1/2" drywall - hung, taped, floated, ready for paint	88.34 SF @	1.70 =	150.18

Stairs

Height: 14' 10"

Missing Wall

3' 6" X 14' 10 7/16"

Opens into HALLWAY2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
34. 1/2" drywall - hung, taped, floated, ready for paint	252.40 SF @	1.70 =	429.08
35. Light fixture	3.00 EA @	60.99 =	182.97



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CONTINUED - Stairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Level 2

Level 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
36. Framing hurricane tie	70.00 EA @	7.36 =	515.20
37. Sheathing - OSB - 1/2"	3,720.00 SF @	1.36 =	5,059.20
38. Rough in plumbing - per fixture	3.00 EA @	471.31 =	1,413.93
39. Central vacuum - add on per additional inlet	2.00 EA @	179.82 =	359.64
40. Wire - average residence - copper wiring	1,128.95 SF @	4.21 =	4,752.88
41. Siding (Bid Item)	1.00 EA @	4,320.00 =	4,320.00
material and labor to remove and replace siding, soffitt, facea and trim pieces.			
42. Material Only 2" x 4" lumber (.667 BF per LF)	2,503.50 LF @	0.62 =	1,552.17
43. Labor to frame 2" x 4" x 8' load bearing wall - 16" oc	134.50 LF @	13.17 =	1,771.37
44. Framing & Rough Carpentry (Bid Item)	1.00 EA @	14,254.54 =	14,254.54
roof trusses Material only			
45. Install Attic truss - 8/12 slope	1,260.00 LF @	3.64 =	4,586.40

Bonus room

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
46. 1/2" drywall - hung, taped, floated, ready for paint	1,501.55 SF @	1.70 =	2,552.64
47. Ceiling fan & light	2.00 EA @	279.92 =	559.84
48. Recessed light fixture	5.00 EA @	102.43 =	512.15
49. Batt insulation - 4" - R15 - paper faced	942.72 SF @	0.88 =	829.59
50. Batt insulation - 12" - R38 - paper faced	558.84 SF @	1.38 =	771.20
51. Vinyl window - double hung, 13-19 sf - High grade	3.00 EA @	370.94 =	1,112.82
52. Sheathing - OSB - 3/4"- T&G - High grade eng. wtr resist.	558.84 SF @	2.37 =	1,324.45

Bonus closet

Height: 8'



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
53. 1/2" drywall - hung, taped, floated, ready for paint	167.31 SF @	1.70 =	284.43
54. Batt insulation - 12" - R38 - paper faced	15.03 SF @	1.38 =	20.74
55. Batt insulation - 4" - R15 - paper faced	16.00 SF @	0.88 =	14.08
56. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	15.03 SF @	2.37 =	35.62

Linen 1

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
57. Batt insulation - 12" - R38 - paper faced	5.56 SF @	1.38 =	7.67
58. 1/2" drywall - hung, taped, floated, ready for paint	81.56 SF @	1.70 =	138.65
59. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	5.56 SF @	2.37 =	13.18

Upstairs bedroom

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
60. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	391.28 SF @	2.37 =	927.33
61. Ceiling fan & light	2.00 EA @	279.92 =	559.84
62. 1/2" drywall - hung, taped, floated, ready for paint	1,039.28 SF @	1.70 =	1,766.78
63. Batt insulation - 4" - R15 - paper faced	648.00 SF @	0.88 =	570.24
64. Batt insulation - 12" - R38 - paper faced	391.28 SF @	1.38 =	539.97
65. Vinyl window - double hung, 13-19 sf - High grade	2.00 EA @	370.94 =	741.88

Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
66. 1/2" drywall - hung, taped, floated, ready for paint	211.44 SF @	1.70 =	359.45
67. Batt insulation - 12" - R38 - paper faced	22.16 SF @	1.38 =	30.58
68. Batt insulation - 4" - R15 - paper faced	78.00 SF @	0.88 =	68.64
69. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	22.16 SF @	2.37 =	52.52

Bath up

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
70. 1/2" drywall - hung, taped, floated, ready for paint	318.82 SF @	1.70 =	541.99



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CONTINUED - Bath up

DESCRIPTION	QTY	UNIT PRICE	TOTAL
71. Batt insulation - 12" - R38 - paper faced	53.49 SF @	1.38 =	73.82
72. Bathroom ventilation fan w/light	1.00 EA @	153.21 =	153.21
73. Light bar - 2 lights - High grade	1.00 EA @	133.15 =	133.15
74. Toilet	1.00 EA @	383.80 =	383.80
75. Batt insulation - 4" - R15 - paper faced	78.00 SF @	0.88 =	68.64
76. Fiberglass tub & shower combination	1.00 EA @	935.04 =	935.04
77. Tub/shower faucet	1.00 EA @	261.27 =	261.27
78. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	53.49 SF @	2.37 =	126.77
79. Sink - single - High grade	1.00 EA @	354.04 =	354.04
80. Sink faucet - Bathroom	1.00 EA @	176.80 =	176.80

Linen 2

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
81. Batt insulation - 12" - R38 - paper faced	5.56 SF @	1.38 =	7.67
82. 1/2" drywall - hung, taped, floated, ready for paint	81.56 SF @	1.70 =	138.65
83. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	5.56 SF @	2.37 =	13.18

Upstairs hall

Height: 8'

Missing Wall

3' 7" X 8'

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
84. 1/2" drywall - hung, taped, floated, ready for paint	368.37 SF @	1.70 =	626.23
85. Batt insulation - 12" - R38 - paper faced	77.03 SF @	1.38 =	106.30
86. Recessed light fixture	2.00 EA @	102.43 =	204.86
87. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	77.03 SF @	2.37 =	182.56



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Grand Total Areas:

15,058.76 SF Walls	6,597.70 SF Ceiling	21,656.46 SF Walls and Ceiling
6,594.06 SF Floor	732.67 SY Flooring	1,733.73 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,780.72 LF Ceil. Perimeter
6,594.06 Floor Area	6,958.79 Total Area	14,748.92 Interior Wall Area
5,134.55 Exterior Wall Area	545.80 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Recap by Category

Items	Total	%
DRYWALL	14,986.23	14.56%
ELECTRICAL	4,906.09	4.77%
ELECTRICAL - SPECIAL SYSTEMS	359.64	0.35%
FRAMING & ROUGH CARPENTRY	30,414.49	29.54%
HEAT, VENT & AIR CONDITIONING	21,543.32	20.93%
INSULATION	8,800.41	8.55%
LIGHT FIXTURES	4,131.54	4.01%
PLUMBING	3,524.88	3.42%
ROOFING	6,404.80	6.22%
SIDING	4,320.00	4.20%
WINDOWS - VINYL	1,854.70	1.80%
Subtotal	101,246.10	98.35%
Material Sales Tax	1,703.34	1.65%
Total	102,949.44	100.00%

VERY IMPORTANT!-PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damaged property observed during the inspection of the claimed loss. Please note that this document is NOT a promise or agreement of cost for the claim. This estimate is subject to change as the repair proceeds, due to unforeseen additional items only discoverable after the tare out process has started. All price changes shall be made to the homeowner for approval by means of a written change order. Any and all changes requested by the homeowner over and above this estimate are subject to price changes (increase or decrease) These changes are also to be followed by written change orders. It is very important to maintain a quick means of information exchange between us (Gunter Construction Company) and the homeowner to keep all projects moving forward as promptly as possible. All projects have the ability to fall behind schedule due to unforeseen damage, unavailability of requested items, weather, etc. These delays are completely out of our control, therefore we shall not be held responsible for such. We will do our very best to accommodate any needs you or your insurance company has. All decisions regarding your project are ultimately determined by you (homeowner) therefore all costs/payments are also the responsibility of the homeowner. Thank you very much for the chance to do business with you. If you have any questions please don't hesitate to call.



