



GUNTER CONSTRUCTION CO.

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

Client: Heather Hodges
Property: 676 Heathrow Dr.
Spring Lake , NC 28390

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: Water Damage
Date Entered: 9/29/2022 Date Assigned:

Price List: NCFA8X_SEP22
Labor Efficiency: Restoration/Service/Remodel
Estimate: HODGES1-GCC

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



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**HODGES1-GCC
 Main Level**

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Outlet or switch - Detach & reset Detach and reset receptacles to allow for drywall install	33.00 EA @	17.94 =	592.02
2. Tandem axle dump trailer - per load - including dump fees	3.00 EA @	225.09 =	675.27
3. Insulation (Bid Item) Re insulate exterior walls where needed. (fiberglass batts)	1.00 EA @	565.18 =	565.18

Living Room

Height: 9'

Missing Wall - Goes to Floor **8' 10" X 6' 8"** **Opens into KITCHEN**
Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into DEN**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
4. Carpet	326.75 SF @	3.53 =	1,153.43
5. Carpet pad - High grade	279.27 SF @	0.79 =	220.62
6. 1/2" - drywall per LF - up to 2' tall	54.10 LF @	9.51 =	514.49
7. Seal & paint baseboard - two coats	54.10 LF @	1.32 =	71.41
8. Baseboard - 4 1/4"	54.10 LF @	4.64 =	251.02
9. Seal/prime then paint the walls and ceiling twice (3 coats)	800.95 SF @	1.23 =	985.17
10. Mask and prep for paint - tape only (per LF)	66.93 LF @	0.54 =	36.14
11. Mask and prep for paint - tape only (per LF)	54.10 LF @	0.54 =	29.21
12. Clean floor and prep for overlay of subfloor	279.27 SF @	0.66 =	184.32
13. Seal & paint fireplace mantel	14.00 LF @	4.52 =	63.28

Kitchen

Height: 9'

Missing Wall - Goes to Floor **9' X 6' 8"** **Opens into DINING_ROOM2**
Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into DEN**
Missing Wall - Goes to Floor **8' 10" X 6' 8"** **Opens into LIVING_ROOM**
Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into HALLWAY**
Missing Wall - Goes to Floor **3' X 6' 8"** **Opens into GARAGE_HALL**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
14. Tile floor covering	376.72 SF @	11.01 =	4,147.69
15. Gas/water line cap/plug - per cap	2.00 EA @	13.81 =	27.62
16. Concrete grinding	376.72 SF @	2.08 =	783.58



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 SANFORD, NC 27332

CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
17. 1/2" - drywall per LF - up to 2' tall	49.78 LF @	9.51 =	473.41
18. R&R 1/2" drywall - hung, taped, floated, ready for paint drywall on both sides of island walls	84.00 SF @	2.93 =	246.12
19. R&R 1/2" drywall - hung, taped, floated, ready for paint	376.72 SF @	2.93 =	1,103.79
20. Seal & paint baseboard - two coats	64.78 LF @	1.32 =	85.51
21. Quarter round - 3/4"	64.78 LF @	1.87 =	121.14
22. Seal & paint base shoe or quarter round	64.78 LF @	0.72 =	46.64
23. R&R Light fixture - High grade	5.00 EA @	109.97 =	549.85
24. Baseboard - 4 1/4"	64.78 LF @	4.64 =	300.58
25. Install Dishwasher	1.00 EA @	122.24 =	122.24
26. Refrigerator - Remove & reset	1.00 EA @	48.57 =	48.57
27. Range - electric - Remove & reset	1.00 EA @	36.43 =	36.43
28. Base shoe - stain grade	35.00 LF @	1.73 =	60.55
29. Stain & finish base shoe or quarter round	35.00 LF @	1.15 =	40.25
30. P-trap assembly - ABS (plastic)	1.00 EA @	59.16 =	59.16
31. Plumbing fixture supply line	2.00 EA @	19.63 =	39.26
32. Seal/prime then paint the walls and ceiling twice (3 coats)	901.92 SF @	1.23 =	1,109.36
33. Mask and prep for paint - tape only (per LF)	78.62 LF @	0.54 =	42.45
34. Mask and prep for paint - tape only (per LF)	49.78 LF @	0.54 =	26.88
35. Clean floor and prep for overlay of subfloor	376.72 SF @	0.66 =	248.64
36. R&R Angle stop valve	2.00 EA @	39.07 =	78.14
37. Plumber - per hour	2.00 HR @	105.43 =	210.86
Cut off/remove pvc drain stub to allow for cabinet install. Reinstall after cabinet			
38. R&R Air admittance valve (AAV) - 1.5" to 2"	1.00 EA @	99.88 =	99.88
39. Install Cabinetry - lower (base) units - Premium grade	21.00 LF @	40.58 =	852.18
40. Install Countertop - flat laid plastic laminate	39.00 LF @	13.99 =	545.61
41. Add-on for mitered corner (Countertop)	2.00 EA @	93.54 =	187.08
42. R&R Heat/AC register - Mechanically attached	1.00 EA @	25.18 =	25.18

Office

Height: 9'

Missing Wall - Goes to Floor

3' X 6' 8"

Opens into FOYER_ENTRY

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Office

DESCRIPTION	QTY	UNIT PRICE	TOTAL
43. Carpet	188.75 SF @	3.53 =	666.29
44. Carpet pad - High grade	151.25 SF @	0.79 =	119.49
45. R&R 1/2" - drywall per LF - up to 2' tall	46.50 LF @	12.34 =	573.82
46. Seal & paint baseboard - two coats	46.50 LF @	1.32 =	61.38
47. Baseboard - 4 1/4"	46.50 LF @	4.64 =	215.76
48. Seal/prime then paint the walls and ceiling twice (3 coats)	577.22 SF @	1.23 =	709.98
49. Mask and prep for paint - tape only (per LF)	49.50 LF @	0.54 =	26.73
50. Mask and prep for paint - tape only (per LF)	46.50 LF @	0.54 =	25.11
51. Clean floor and prep for overlay of subfloor	151.25 SF @	0.66 =	99.83

Foyer/Entry			Height: 18' 4"
Missing Wall - Goes to Floor	3' 5" X 6' 8"	Opens into HALLWAY	
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into OFFICE	
Subroom: Stairs (2)			Height: 18'
Missing Wall	3' X 17' 11 3/4"	Opens into FOYER_ENTRY	
Missing Wall	3' X 17' 11 3/4"	Opens into STAIRS1	
Subroom: Stairs2 (1)			Height: 13'
Missing Wall	2' 10" X 12' 11 7/8"	Opens into STAIRS1	
Subroom: Stairs1 (3)			Height: 13'
Missing Wall	3' X 12' 11 7/8"	Opens into STAIRS	
Missing Wall	2' 10" X 12' 11 7/8"	Opens into STAIRS2	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
52. Carpet	340.83 SF @	3.53 =	1,203.13
53. Carpet pad - High grade	197.26 SF @	0.79 =	155.84
54. Step charge for "tucked" carpet installation - High grade	18.00 EA @	10.49 =	188.82
55. 1/2" drywall - hung, taped, floated, ready for paint inside stairwell	240.00 SF @	2.40 =	576.00
56. 1/2" - drywall per LF - up to 2' tall	75.93 LF @	9.51 =	722.09
57. Seal & paint baseboard - two coats	75.93 LF @	1.32 =	100.23
58. Baseboard - 4 1/4"	75.93 LF @	4.64 =	352.32
59. R&R Casing - 2 1/4"	20.00 LF @	2.98 =	59.60

R&R front door casing to allow for drywall replacement



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CONTINUED - Foyer/Entry

DESCRIPTION	QTY	UNIT PRICE	TOTAL
60. Paint casing - two coats	20.00 LF @	1.30 =	26.00
61. Base cap base cap on stair skirts	40.00 LF @	1.73 =	69.20
62. Base cap base cap under short stair wall cap	20.00 LF @	1.73 =	34.60
63. Seal & paint trim - two coats paint base cap	60.00 LF @	1.26 =	75.60
64. Paint stair skirt/apron	40.00 LF @	5.12 =	204.80
65. Seal/prime then paint the walls and ceiling twice (3 coats)	1,361.58 SF @	1.23 =	1,674.74
66. Mask and prep for paint - tape only (per LF)	80.20 LF @	0.54 =	43.31
67. Mask and prep for paint - tape only (per LF)	75.93 LF @	0.54 =	41.00
68. Clean floor and prep for overlay of subfloor	197.26 SF @	0.66 =	130.19
69. Additional cost to hang and finish drywall archway	1.00 EA @	28.22 =	28.22
70. 1" x 6" lumber, Select pine (.5 BF per LF)	8.00 LF @	5.26 =	42.08
71. Finish Carpenter - per hour	1.50 HR @	76.07 =	114.11
Remove damaged stair cap Create edge profile on 1/2 wall cap			

den **Height: 9'**

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into LIVING_ROOM**

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into KITCHEN**

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into DINING_ROOM2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
72. Tile floor covering	198.21 SF @	11.01 =	2,182.29
73. Concrete grinding	198.21 SF @	2.08 =	412.28
74. 1/2" - drywall per LF - up to 2' tall	43.56 LF @	9.51 =	414.26
75. Seal & paint baseboard - two coats	43.56 LF @	1.32 =	57.50
76. Quarter round - 3/4"	43.56 LF @	1.87 =	81.46
77. Seal & paint base shoe or quarter round	43.56 LF @	0.72 =	31.36
78. Baseboard - 4 1/4"	43.56 LF @	4.64 =	202.12
79. Seal/prime then paint the walls and ceiling twice (3 coats)	620.73 SF @	1.23 =	763.50
80. Mask and prep for paint - tape only (per LF)	55.56 LF @	0.54 =	30.00
81. Mask and prep for paint - tape only (per LF)	43.56 LF @	0.54 =	23.52



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CONTINUED - den

DESCRIPTION	QTY	UNIT PRICE	TOTAL
82. Clean floor and prep for overlay of subfloor	198.21 SF @	0.66 =	130.82

Dining Room

Height: 9'

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into DEN**
Missing Wall - Goes to Floor **9' X 6' 8"** **Opens into KITCHEN**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
83. Tile floor covering	157.50 SF @	11.01 =	1,734.08
84. Concrete grinding	157.50 SF @	2.08 =	327.60
85. 1/2" - drywall per LF - up to 2' tall	37.50 LF @	9.51 =	356.63
86. Seal & paint baseboard - two coats	37.50 LF @	1.32 =	49.50
87. Quarter round - 3/4"	37.50 LF @	1.87 =	70.13
88. Seal & paint base shoe or quarter round	37.50 LF @	0.72 =	27.00
89. Baseboard - 4 1/4"	37.50 LF @	4.64 =	174.00
90. Seal/prime then paint the walls and ceiling twice (3 coats)	530.36 SF @	1.23 =	652.34
91. Mask and prep for paint - tape only (per LF)	50.50 LF @	0.54 =	27.27
92. Mask and prep for paint - tape only (per LF)	37.50 LF @	0.54 =	20.25
93. Clean floor and prep for overlay of subfloor	157.50 SF @	0.66 =	103.95

Pantry

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
94. R&R Tile floor covering	23.12 SF @	14.18 =	327.84
95. Concrete grinding	23.12 SF @	2.08 =	48.09
96. Seal & paint baseboard - two coats	20.50 LF @	1.32 =	27.06
97. R&R Quarter round - 3/4"	20.50 LF @	2.08 =	42.65
98. Seal & paint base shoe or quarter round	20.50 LF @	0.72 =	14.76
99. Baseboard - 4 1/4"	20.50 LF @	4.64 =	95.12
100. Clean floor and prep for overlay of subfloor	23.12 SF @	0.66 =	15.26



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coat **Height: 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
101. R&R Tile floor covering	4.67 SF @	14.18 =	66.22
102. Concrete grinding	4.67 SF @	2.08 =	9.71
103. Seal & paint baseboard - two coats	8.67 LF @	1.32 =	11.44
104. R&R Quarter round - 3/4"	8.67 LF @	2.08 =	18.03
105. Seal & paint base shoe or quarter round	8.67 LF @	0.72 =	6.24
106. Baseboard - 4 1/4"	8.67 LF @	4.64 =	40.23
107. Clean floor and prep for overlay of subfloor	4.67 SF @	0.66 =	3.08

Garage hall **Height: 9'**

Missing Wall - Goes to Floor **3' X 6' 8"** **Opens into KITCHEN**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
108. R&R Tile floor covering	28.65 SF @	14.18 =	406.26
109. Concrete grinding	28.65 SF @	2.08 =	59.59
110. Seal & paint baseboard - two coats	18.47 LF @	1.32 =	24.38
111. R&R Quarter round - 3/4"	18.47 LF @	2.08 =	38.42
112. Seal & paint base shoe or quarter round	18.47 LF @	0.72 =	13.30
113. Baseboard - 4 1/4"	18.47 LF @	4.64 =	85.70
114. Seal/prime then paint the walls and ceiling twice (3 coats)	201.86 SF @	1.23 =	248.29
115. Mask and prep for paint - tape only (per LF)	21.47 LF @	0.54 =	11.59
116. Mask and prep for paint - tape only (per LF)	18.47 LF @	0.54 =	9.97
117. Clean floor and prep for overlay of subfloor	28.65 SF @	0.66 =	18.91

Bathroom **Height: 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
118. Tile floor covering	28.88 SF @	11.01 =	317.97
119. Concrete grinding	28.88 SF @	2.08 =	60.07
120. 1/2" drywall - hung, taped, floated, ready for paint	222.38 SF @	2.40 =	533.71
121. R&R Interior door - Colonist - pre-hung unit	1.00 EA @	340.19 =	340.19
122. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23
123. Paint door slab only - 2 coats (per side)	1.00 EA @	35.12 =	35.12
124. Paint door or window opening - 2 coats (per side)	1.00 EA @	28.66 =	28.66
125. Seal & paint baseboard - two coats	21.50 LF @	1.32 =	28.38
126. Quarter round - 3/4"	21.50 LF @	1.87 =	40.21
127. Seal & paint base shoe or quarter round	21.50 LF @	0.72 =	15.48



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CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
128. Baseboard - 4 1/4"	21.50 LF @	4.64 =	99.76
129. Toilet	1.00 EA @	499.88 =	499.88
130. Install Vanity - High grade	2.50 LF @	40.58 =	101.45
131. Install Vanity with granite or marble top	2.50 LF @	136.80 =	342.00
132. P-trap assembly - ABS (plastic)	1.00 EA @	59.16 =	59.16
133. Plumbing fixture supply line	3.00 EA @	19.63 =	58.89
134. R&R Light bar - 3 lights - High grade	1.00 EA @	185.17 =	185.17
135. R&R Bathroom ventilation fan w/light	1.00 EA @	185.22 =	185.22
136. Seal/prime then paint the walls and ceiling twice (3 coats)	222.38 SF @	1.23 =	273.53
137. Mask and prep for paint - tape only (per LF)	21.50 LF @	0.54 =	11.61
138. Mask and prep for paint - tape only (per LF)	21.50 LF @	0.54 =	11.61
139. Clean floor and prep for overlay of subfloor	28.88 SF @	0.66 =	19.06
140. Gas/water line cap/plug - per cap	3.00 EA @	13.81 =	41.43
141. R&R Angle stop valve	3.00 EA @	39.07 =	117.21
142. Plumber - per hour	2.00 HR @	105.43 =	210.86
Cut off/remove pvc drain stub to allow for cabinet/drywall install. Reinstall after cabinet/drywall			
143. R&R Toilet paper holder	1.00 EA @	32.24 =	32.24
144. R&R Heat/AC register - Mechanically attached	1.00 EA @	25.18 =	25.18
145. R&R Mirror - 1/4" plate glass	12.00 SF @	17.23 =	206.76
146. Detach & Reset Towel ring	1.00 EA @	18.07 =	18.07

Hallway

Height: 18' 4"

Missing Wall - Goes to Floor

3' 5" X 6' 8"

Opens into FOYER_ENTRY

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
147. Carpet	60.58 SF @	3.53 =	213.85
148. Carpet pad - High grade	26.38 SF @	0.79 =	20.84
149. R&R 1/2" drywall - hung, taped, floated, ready for paint	327.77 SF @	2.93 =	960.37
150. Seal & paint baseboard - two coats	12.76 LF @	1.32 =	16.84
151. Baseboard - 4 1/4"	12.76 LF @	4.64 =	59.21
152. R&R Interior door - Colonist - pre-hung unit	1.00 EA @	340.19 =	340.19
Door under stairs			



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 SANFORD, NC 27332

CONTINUED - Hallway

DESCRIPTION	QTY	UNIT PRICE	TOTAL
153. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23
154. Paint door slab only - 2 coats (per side)	3.00 EA @	35.12 =	105.36
155. Paint door or window opening - 2 coats (per side)	3.00 EA @	28.66 =	85.98
156. R&R Light fixture - High grade	1.00 EA @	109.97 =	109.97
157. Seal/prime then paint the walls and ceiling twice (3 coats)	327.77 SF @	1.23 =	403.16
158. Mask and prep for paint - tape only (per LF)	20.18 LF @	0.54 =	10.90
159. Mask and prep for paint - tape only (per LF)	12.76 LF @	0.54 =	6.89
160. Clean floor and prep for overlay of subfloor	26.38 SF @	0.66 =	17.41
161. Additional cost to hang and finish drywall archway	2.00 EA @	28.22 =	56.44
162. R&R Smoke detector	1.00 EA @	74.10 =	74.10

Level 2

Level 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
163. Outlet or switch - Detach & reset Detach and reset receptacles for drywall install	6.00 EA @	17.94 =	107.64

Retreat

Height: 8'

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into MBED

DESCRIPTION	QTY	UNIT PRICE	TOTAL
164. Remove Carpet	98.23 SF @	0.35 =	34.38
165. Carpet	134.25 SF @	3.53 =	473.90
166. R&R Carpet pad - High grade	98.23 SF @	0.94 =	92.33
167. Clean floor and prep for overlay of subfloor	98.23 SF @	0.66 =	64.83
168. Paint the walls and ceiling - two coats - 2 colors	382.23 SF @	1.13 =	431.92
169. Seal & paint baseboard - two coats	34.67 LF @	1.32 =	45.76
170. Mask and prep for paint - tape only (per LF)	39.67 LF @	0.54 =	21.42
171. Mask and prep for paint - tape only (per LF)	34.67 LF @	0.54 =	18.72



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Closet4

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
172. Remove Carpet	25.91 SF @	0.35 =	9.07
173. Carpet	59.58 SF @	3.53 =	210.32
174. R&R Carpet pad - High grade	25.91 SF @	0.94 =	24.36
175. Clean floor and prep for overlay of subfloor	25.91 SF @	0.66 =	17.10
176. Paint the walls and ceiling - two coats	201.91 SF @	0.93 =	187.78
177. Seal & paint baseboard - two coats	22.00 LF @	1.32 =	29.04
178. Mask and prep for paint - tape only (per LF)	22.00 LF @	0.54 =	11.88
179. Mask and prep for paint - tape only (per LF)	22.00 LF @	0.54 =	11.88

M-Bed

Height: 8'

Missing Wall - Goes to Floor **5' X 6' 8"** **Opens into RETREAT**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
180. Remove Carpet	264.83 SF @	0.35 =	92.69
181. Carpet	312.00 SF @	3.53 =	1,101.36
182. R&R Carpet pad - High grade	264.83 SF @	0.94 =	248.94
183. Clean floor and prep for overlay of subfloor	264.83 SF @	0.66 =	174.79
184. 1/2" - drywall per LF - up to 2' tall	11.00 LF @	9.51 =	104.61
185. Seal/prime then paint the walls and ceiling twice (3 coats)	758.17 SF @	1.23 =	932.55
186. Baseboard - 4 1/4"	19.00 LF @	4.64 =	88.16
187. Seal & paint baseboard - two coats	60.83 LF @	1.32 =	80.30
188. Mask and prep for paint - tape only (per LF)	65.83 LF @	0.54 =	35.55
189. Mask and prep for paint - tape only (per LF)	60.83 LF @	0.54 =	32.85
190. R&R Interior door unit	1.00 EA @	340.19 =	340.19
191. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
192. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
193. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Bed 4

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
194. Remove Carpet	200.00 SF @	0.35 =	70.00
195. Carpet	245.00 SF @	3.53 =	864.85
196. R&R Carpet pad - High grade	200.00 SF @	0.94 =	188.00
197. Clean floor and prep for overlay of subfloor	200.00 SF @	0.66 =	132.00
198. Paint the walls and ceiling - two coats - 2 colors	653.33 SF @	1.13 =	738.26



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 SANFORD, NC 27332

CONTINUED - Bed 4

DESCRIPTION	QTY	UNIT PRICE	TOTAL
199. Seal & paint baseboard - two coats	56.67 LF @	1.32 =	74.80
200. Mask and prep for paint - tape only (per LF)	56.67 LF @	0.54 =	30.60
201. Mask and prep for paint - tape only (per LF)	56.67 LF @	0.54 =	30.60
202. R&R Interior door unit	1.00 EA @	340.19 =	340.19
203. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
204. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
205. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Bathroom

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
206. Vinyl floor covering (sheet goods)	81.50 SF @	2.90 =	236.35
207. Clean floor and prep for overlay of subfloor	33.40 SF @	0.66 =	22.04
208. 1/2" - drywall per LF - up to 2' tall	23.12 LF @	9.51 =	219.87
209. Seal/prime then paint the walls and ceiling twice (3 coats)	218.35 SF @	1.23 =	268.57
210. Toilet - Detach & reset	1.00 EA @	230.38 =	230.38
211. Plumbing fixture supply line	1.00 EA @	19.63 =	19.63
212. Baseboard - 4 1/4"	23.12 LF @	4.64 =	107.28
213. Seal & paint base shoe or quarter round	23.12 LF @	0.72 =	16.65
214. Quarter round - 3/4"	23.12 LF @	1.87 =	43.23
215. Seal & paint baseboard - two coats	23.12 LF @	1.32 =	30.52
216. Mask and prep for paint - tape only (per LF)	23.12 LF @	0.54 =	12.48
217. Mask and prep for paint - tape only (per LF)	23.12 LF @	0.54 =	12.48
218. Towel bar	1.00 EA @	28.65 =	28.65
219. Towel ring	1.00 EA @	30.20 =	30.20
220. Underlayment - 1/4" 5 ply	33.40 SF @	2.82 =	94.19
221. Gas/water line cap/plug - per cap	1.00 EA @	13.81 =	13.81
222. R&R Angle stop valve	1.00 EA @	39.07 =	39.07
223. Plumber - per hour	1.00 HR @	105.43 =	105.43
Cut off/remove pvc drain stub to allow for drywall install. Reinstall after drywall			
224. R&R Interior door unit	1.00 EA @	340.19 =	340.19
225. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
226. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
227. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23



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

CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Powder **Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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228. Vinyl floor covering (sheet goods)	76.00 SF @	2.90 =	220.40
229. Clean floor and prep for overlay of subfloor	28.15 SF @	0.66 =	18.58
230. 1/2" - drywall per LF - up to 2' tall	21.29 LF @	9.51 =	202.47
231. Seal/prime then paint the walls and ceiling twice (3 coats)	198.44 SF @	1.23 =	244.08
232. Vanity - High grade	6.00 LF @	315.15 =	1,890.90
233. Install Vanity top - one sink - cultured marble	6.00 LF @	37.18 =	223.08
234. P-trap assembly - ABS (plastic)	1.00 EA @	59.16 =	59.16
235. Plumbing fixture supply line	2.00 EA @	19.63 =	39.26
236. Baseboard - 4 1/4"	21.29 LF @	4.64 =	98.79
237. Seal & paint base shoe or quarter round	21.29 LF @	0.72 =	15.33
238. Quarter round - 3/4"	21.29 LF @	1.87 =	39.81
239. Seal & paint baseboard - two coats	21.29 LF @	1.32 =	28.10
240. Mask and prep for paint - tape only (per LF)	21.29 LF @	0.54 =	11.50
241. Mask and prep for paint - tape only (per LF)	21.29 LF @	0.54 =	11.50
242. Towel bar	1.00 EA @	28.65 =	28.65
243. Towel ring	2.00 EA @	30.20 =	60.40
244. Mirror - 1/4" plate glass	24.00 SF @	16.88 =	405.12
245. Underlayment - 1/4" 5 ply	28.15 SF @	2.82 =	79.38
246. Gas/water line cap/plug - per cap	2.00 EA @	13.81 =	27.62
247. R&R Angle stop valve	2.00 EA @	39.07 =	78.14
248. Plumber - per hour	2.00 HR @	105.43 =	210.86
Cut off/remove pvc drain stub to allow for cabinet install. Reinstall after cabinet			
249. R&R Interior door unit	1.00 EA @	340.19 =	340.19
250. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
251. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
252. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

M-Bath
 HODGES1-GCC

Height: 8'
 Page: 12

1/6/2023



GUNTER CONSTRUCTION CO.

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

DESCRIPTION	QTY	UNIT PRICE	TOTAL
253. Paint the walls and ceiling - two coats - 2 colors	497.52 SF @	1.13 =	562.20
254. Seal & paint baseboard - two coats	49.51 LF @	1.32 =	65.35
255. Mask and prep for paint - tape only (per LF)	49.51 LF @	0.54 =	26.74
256. Mask and prep for paint - tape only (per LF)	49.51 LF @	0.54 =	26.74

Water closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
257. Paint the walls and ceiling - two coats - 2 colors	194.24 SF @	1.13 =	219.49
258. Seal & paint baseboard - two coats	21.31 LF @	1.32 =	28.13
259. Mask and prep for paint - tape only (per LF)	21.31 LF @	0.54 =	11.51
260. Mask and prep for paint - tape only (per LF)	21.31 LF @	0.54 =	11.51

Laundry Room

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
261. Vinyl floor covering (sheet goods)	81.58 SF @	2.90 =	236.58
262. Clean floor and prep for overlay of subfloor	37.48 SF @	0.66 =	24.74
263. 1/2" - drywall per LF - up to 2' tall	24.49 LF @	9.51 =	232.90
264. Seal/prime then paint the walls and ceiling twice (3 coats)	233.40 SF @	1.23 =	287.08
265. Baseboard - 4 1/4"	24.49 LF @	4.64 =	113.63
266. Seal & paint base shoe or quarter round	24.49 LF @	0.72 =	17.63
267. Quarter round - 3/4"	24.49 LF @	1.87 =	45.80
268. Seal & paint baseboard - two coats	24.49 LF @	1.32 =	32.33
269. Mask and prep for paint - tape only (per LF)	24.49 LF @	0.54 =	13.22
270. Mask and prep for paint - tape only (per LF)	24.49 LF @	0.54 =	13.22
271. Underlayment - 1/4" 5 ply	37.48 SF @	2.82 =	105.69
272. R&R Interior door unit	1.00 EA @	340.19 =	340.19
273. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
274. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
275. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

M-Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
276. Remove Carpet	65.52 SF @	0.35 =	22.93



GUNTER CONSTRUCTION CO.

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

CONTINUED - M-Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
277. Carpet	101.25 SF @	3.53 =	357.41
278. R&R Carpet pad - High grade	65.52 SF @	0.94 =	61.59
279. Clean floor and prep for overlay of subfloor	65.52 SF @	0.66 =	43.24
280. Paint the walls and ceiling - two coats - 2 colors	337.52 SF @	1.13 =	381.40
281. Seal & paint baseboard - two coats	34.00 LF @	1.32 =	44.88
282. Mask and prep for paint - tape only (per LF)	34.00 LF @	0.54 =	18.36
283. Mask and prep for paint - tape only (per LF)	34.00 LF @	0.54 =	18.36

Bonus

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
284. Remove Carpet	156.24 SF @	0.35 =	54.68
285. Carpet	198.58 SF @	3.53 =	700.99
286. R&R Carpet pad - High grade	156.24 SF @	0.94 =	146.87
287. Clean floor and prep for overlay of subfloor	156.24 SF @	0.66 =	103.12
288. Paint the walls and ceiling - two coats - 2 colors	556.24 SF @	1.13 =	628.55
289. Seal & paint baseboard - two coats	50.00 LF @	1.32 =	66.00
290. Mask and prep for paint - tape only (per LF)	50.00 LF @	0.54 =	27.00
291. Mask and prep for paint - tape only (per LF)	50.00 LF @	0.54 =	27.00

Linen Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
292. Carpet	34.42 SF @	3.53 =	121.50
293. Carpet pad - High grade	3.19 SF @	0.79 =	2.52
294. Clean floor and prep for overlay of subfloor	3.19 SF @	0.66 =	2.11
295. Paint the walls and ceiling - two coats - 2 colors	64.29 SF @	1.13 =	72.65
296. Seal & paint baseboard - two coats	7.64 LF @	1.32 =	10.08
297. Mask and prep for paint - tape only (per LF)	7.64 LF @	0.54 =	4.13
298. Mask and prep for paint - tape only (per LF)	7.64 LF @	0.54 =	4.13
299. R&R Interior door unit	1.00 EA @	340.19 =	340.19
300. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24



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

CONTINUED - Linen Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
301. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
302. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Bed 3

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
303. Remove Carpet	147.81 SF @	0.35 =	51.73
304. Carpet	186.33 SF @	3.53 =	657.74
305. R&R Carpet pad - High grade	147.81 SF @	0.94 =	138.94
306. Clean floor and prep for overlay of subfloor	147.81 SF @	0.66 =	97.55
307. Paint the walls and ceiling - two coats - 2 colors	529.49 SF @	1.13 =	598.32
308. Seal & paint baseboard - two coats	47.71 LF @	1.32 =	62.98
309. Mask and prep for paint - tape only (per LF)	47.71 LF @	0.54 =	25.76
310. Mask and prep for paint - tape only (per LF)	47.71 LF @	0.54 =	25.76
311. R&R Interior door unit	1.00 EA @	340.19 =	340.19
312. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
313. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
314. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Closet 3

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
315. Remove Carpet	13.26 SF @	0.35 =	4.64
316. Carpet	47.00 SF @	3.53 =	165.91
317. R&R Carpet pad - High grade	13.26 SF @	0.94 =	12.47
318. Clean floor and prep for overlay of subfloor	13.26 SF @	0.66 =	8.75
319. Paint the walls and ceiling - two coats - 2 colors	154.59 SF @	1.13 =	174.69
320. Seal & paint baseboard - two coats	17.67 LF @	1.32 =	23.32
321. Mask and prep for paint - tape only (per LF)	17.67 LF @	0.54 =	9.54
322. Mask and prep for paint - tape only (per LF)	17.67 LF @	0.54 =	9.54



GUNTER CONSTRUCTION CO.

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

Closet 2

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
323. Remove Carpet	23.56 SF @	0.35 =	8.25
324. Carpet	59.08 SF @	3.53 =	208.55
325. R&R Carpet pad - High grade	23.56 SF @	0.94 =	22.14
326. Clean floor and prep for overlay of subfloor	23.56 SF @	0.66 =	15.55
327. Paint the walls and ceiling - two coats - 2 colors	191.56 SF @	1.13 =	216.46
328. Seal & paint baseboard - two coats	21.00 LF @	1.32 =	27.72
329. Mask and prep for paint - tape only (per LF)	21.00 LF @	0.54 =	11.34
330. Mask and prep for paint - tape only (per LF)	21.00 LF @	0.54 =	11.34

Bed 2

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
331. Remove Carpet	151.25 SF @	0.35 =	52.94
332. Carpet	192.67 SF @	3.53 =	680.13
333. R&R Carpet pad - High grade	151.25 SF @	0.94 =	142.18
334. Clean floor and prep for overlay of subfloor	151.25 SF @	0.66 =	99.83
335. Paint the walls and ceiling - two coats - 2 colors	547.25 SF @	1.13 =	618.39
336. Seal & paint baseboard - two coats	49.50 LF @	1.32 =	65.34
337. Mask and prep for paint - tape only (per LF)	49.50 LF @	0.54 =	26.73
338. Mask and prep for paint - tape only (per LF)	49.50 LF @	0.54 =	26.73
339. R&R Interior door unit	1.00 EA @	340.19 =	340.19
340. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
341. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
342. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Hallway

Height: 8'

Missing Wall

3' 4" X 8'

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
343. Carpet	229.67 SF @	3.53 =	810.74
344. Carpet pad - High grade	171.79 SF @	0.79 =	135.71
345. Clean floor and prep for overlay of subfloor	171.79 SF @	0.66 =	113.38
346. 1/2" - drywall per LF - up to 2' tall	75.23 LF @	9.51 =	715.44
347. 1" x 6" lumber, Select pine (.5 BF per LF)	10.00 LF @	5.26 =	52.60
348. Finish Carpenter - per hour	1.50 HR @	76.07 =	114.11
Create edge profile on 1/2 wall cap			



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

CONTINUED - Hallway

DESCRIPTION	QTY	UNIT PRICE	TOTAL
349. Seal/prime then paint the walls and ceiling twice (3 coats)	773.63 SF @	1.23 =	951.56
350. Baseboard - 4 1/4"	75.23 LF @	4.64 =	349.07
351. Seal & paint baseboard - two coats	75.23 LF @	1.32 =	99.30
352. Mask and prep for paint - tape only (per LF)	75.23 LF @	0.54 =	40.62
353. Mask and prep for paint - tape only (per LF)	75.23 LF @	0.54 =	40.62

Storage Area/Room

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
354. R&R Carpet pad - High grade	4.42 SF @	0.94 =	4.15
355. Remove Carpet	4.42 SF @	0.35 =	1.55
356. Carpet	35.83 SF @	3.53 =	126.48
357. Clean floor and prep for overlay of subfloor	4.42 SF @	0.66 =	2.92
358. Paint the walls and ceiling - two coats - 2 colors	85.61 SF @	1.13 =	96.74
359. Seal & paint baseboard - two coats	10.15 LF @	1.32 =	13.40
360. Mask and prep for paint - tape only (per LF)	10.15 LF @	0.54 =	5.48
361. Mask and prep for paint - tape only (per LF)	10.15 LF @	0.54 =	5.48
362. R&R Interior door unit	1.00 EA @	340.19 =	340.19
363. Paint door slab only - 2 coats (per side)	2.00 EA @	35.12 =	70.24
364. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	28.66 =	57.32
365. Door knob/lockset - Detach & reset	1.00 EA @	23.23 =	23.23

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
366. Tile / marble labor minimum	1.00 EA @	37.43 =	37.43



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

Grand Total Areas:

9,616.98 SF Walls	2,999.51 SF Ceiling	12,616.50 SF Walls and Ceiling
3,036.09 SF Floor	337.34 SY Flooring	1,038.25 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,132.61 LF Ceil. Perimeter
3,036.09 Floor Area	3,258.19 Total Area	8,721.23 Interior Wall Area
4,027.01 Exterior Wall Area	403.16 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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5811 COX MILL RD.
SANFORD, NC 27332

Summary

Line Item Total	71,109.38
Material Sales Tax	1,965.44
Subtotal	73,074.82
Overhead	7,307.73
Profit	7,307.73
Replacement Cost Value	\$87,690.28
Net Claim	\$87,690.28

Cary Gunter



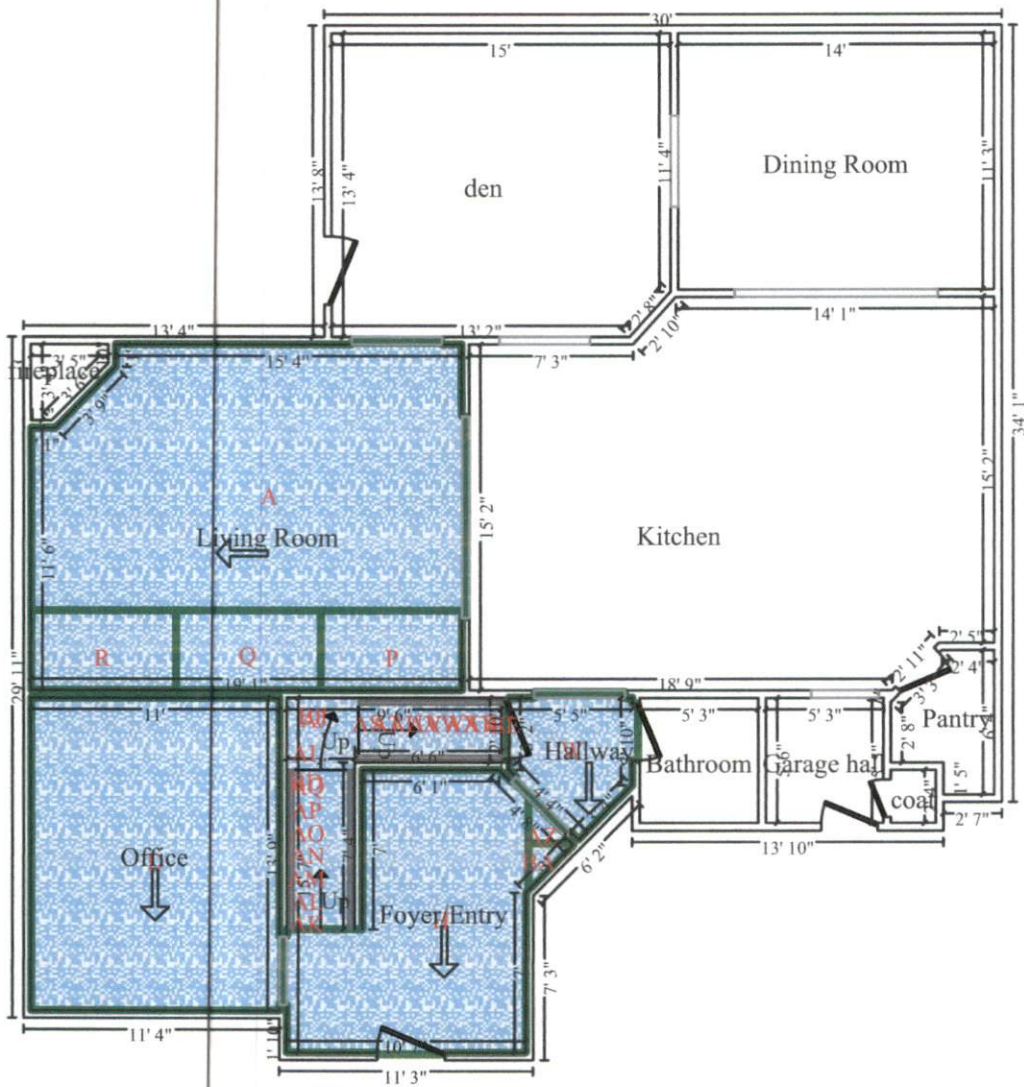
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 SANFORD, NC 27332

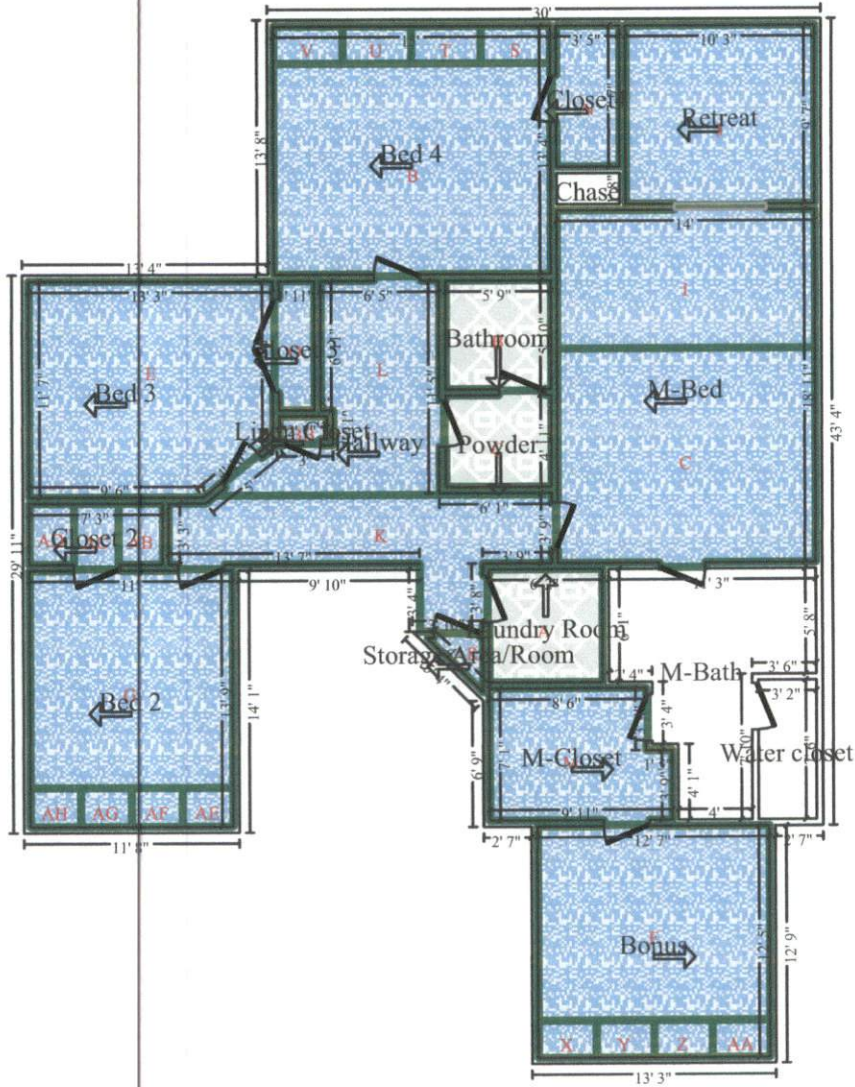
Recap by Category

O&P Items	Total	%
APPLIANCES	207.24	0.24%
CABINETS	3,919.22	4.47%
CLEANING	1,912.00	2.18%
GENERAL DEMOLITION	2,473.07	2.82%
DOORS	3,481.39	3.97%
DRYWALL	7,485.14	8.54%
ELECTRICAL	922.70	1.05%
FLOOR COVERING - CARPET	11,469.74	13.08%
FLOOR COVERING - CERAMIC TILE	9,003.44	10.27%
FLOOR COVERING - VINYL	693.33	0.79%
FLOOR COVERING - WOOD	1,700.92	1.94%
FINISH CARPENTRY / TRIMWORK	3,603.19	4.11%
FINISH HARDWARE	447.42	0.51%
FRAMING & ROUGH CARPENTRY	373.94	0.43%
HEAT, VENT & AIR CONDITIONING	44.02	0.05%
INSULATION	565.18	0.64%
LIGHT FIXTURES	756.46	0.86%
MARBLE - CULTURED OR NATURAL	223.08	0.25%
MIRRORS & SHOWER DOORS	607.68	0.69%
PLUMBING	2,256.81	2.57%
PAINTING	18,925.98	21.58%
TIL	37.43	0.04%
O&P Items Subtotal	71,109.38	81.09%
Material Sales Tax	1,965.44	2.24%
Overhead	7,307.73	8.33%
Profit	7,307.73	8.33%
Total	87,690.28	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 Co.) 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.



Main Level



Level 2