



GUNTER CONSTRUCTION CO.

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

Client: Tim Thomas
Property: Rafter Creek
Sanford, NC 27332

Operator: CARYGUNT

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

Business: (919) 353-2283
E-mail: carygunter@windstream.net

Type of Estimate:

Date Entered: 2/8/2023

Date Assigned:

Price List: NCFA8X_FEB23

Labor Efficiency: Restoration/Service/Remodel

Estimate: TIMTHOMAS

This estimate is for requested items to be added, remodeled, repaired or replaced



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TIMTHOMAS

Main Level

| Roofl | |
|--------------------------------------------------------------------------------------|-----------|
| DESCRIPTION | QTY |
| 1. Metal roofing | 733.70 SF |
| 2. Valley metal | 30.98 LF |
| 3. Ridge cap - metal roofing | 41.00 LF |
| 4. Roofing - General Laborer - per hour | 18.00 HR |
| Labor to remove existing roofing over garage. Modify and reinstall after new framing | |
| 5. Eave trim for metal roofing - 26 gauge | 33.00 LF |

Floor plan

| Floor plan | |
|----------------------------------------------------------------------|-----------|
| DESCRIPTION | QTY |
| 6. Masonry (Bid Item) | 1.00 EA |
| Labor to lay block and brick | |
| 7. Masonry (Bid Item) | 1.00 EA |
| brick (material only) (9218 estimated quantity) | |
| 8. Mason - Brick / Stone - per hour | 5.00 HR |
| Labor to cut in foundation access | |
| 9. Topsoil (per CY) mortar sand | 10.00 CY |
| 10. Dampproofing | 82.00 SF |
| 11. Footings - 24" x 10" | 45.00 LF |
| 12. Remove Sheathing - OSB - 1/2" | 869.00 SF |
| Remove osb sheathing from inside garage. (walls and ceiling) | |
| 13. Block - 8" x 8" x 16" - in place | 341.00 SF |
| 14. Batt insulation - 4" - R15 - paper / foil faced | 800.62 SF |
| 15. Framing & Rough Carpentry (Bid Item) | 1.00 EA |
| 16. Framing & Rough Carpentry (Bid Item) | 1.00 EA |
| Material Quote | |
| 17. Windows - Vinyl (Bid Item) | 1.00 EA |
| 18. Wire - average residence - copper wiring | 863.17 SF |
| 19. Rough in plumbing - per fixture - w/PEX | 6.00 EA |
| 20. Plumbing (Bid Item) | 1.00 EA |
| 21. Plumbing Labor - per hour | 4.00 HR |
| Saw cut and jack hammer concrete in garage area to access drain line | |
| 22. Trim board - 1" x 6" - installed (pine) | 66.00 LF |
| Fascia | |
| 23. Prime & paint exterior fascia - wood, 4"- 6" wide | 66.00 LF |



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CONTINUED - Floor plan

| DESCRIPTION | QTY |
|------------------------------------------------------------|-----------|
| 24. Soffit - wood | 88.00 SF |
| 25. Prime & paint exterior soffit - wood | 88.00 SF |
| 26. Exterior light fixture | 2.00 EA |
| Flood light at corner | |
| 27. Heat, Vent, & Air Conditioning (Bid Item) | 1.00 EA |
| Trane 2 ton heatpump, 15 seer w/ thermostate and ductwork. | |
| 1 year warranty labor, 10 year parts only | |
| 28. Taxes, insurance, permits & fees (Bid Item) | 1.00 EA |
| 29. Dumpster load - Approx. 20 yards, 4 tons of debris | 1.00 EA |
| 30. Specialty Items (Bid Item) lay-out | 1.00 EA |
| Material and labor to lay-out addition footers | |
| Pin brick corners after poured footers | |
| 31. Remove Brick veneer | 160.00 SF |
| Remove brick veneer from den wall | |
| 32. Remove Overhead (garage) door opener | 1.00 EA |
| 33. Remove Overhead door & hardware - 16' x 7' | 1.00 EA |

M-Closet

Height: 8'

| DESCRIPTION | QTY |
|-----------------------------------------------------------------|-----------|
| 34. Batt insulation - 12" - R38 - paper / foil faced | 52.71 SF |
| 35. Batt insulation - 6" - R19 - paper / foil faced | 52.71 SF |
| 36. 1/2" drywall - hung, taped, floated, ready for paint | 303.38 SF |
| 37. Baseboard - 4 1/4" w/shoe - stain grade | 31.33 LF |
| 38. Stain & finish baseboard | 31.33 LF |
| 39. Stain & finish base shoe or quarter round | 31.33 LF |
| 40. Seal/prime then paint the walls and ceiling twice (3 coats) | 303.38 SF |
| 41. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 42. Vinyl plank flooring - High grade | 52.71 SF |
| 43. Closet shelf and rod package | 24.00 LF |
| 44. Door knob - interior | 1.00 EA |
| 45. Fluorescent light fixture | 1.00 EA |

Hallway

Height: 8'

| DESCRIPTION | QTY |
|----------------------------------------------------------|-----------|
| 46. Batt insulation - 12" - R38 - paper / foil faced | 30.00 SF |
| 47. Batt insulation - 6" - R19 - paper / foil faced | 30.00 SF |
| 48. 1/2" drywall - hung, taped, floated, ready for paint | 181.78 SF |
| 49. Baseboard - 4 1/4" w/shoe - stain grade | 17.83 LF |



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CONTINUED - Hallway

| DESCRIPTION | QTY |
|----------------------------------------------------------------------|-----------|
| 50. Stain & finish baseboard | 17.83 LF |
| 51. Stain & finish base shoe or quarter round | 17.83 LF |
| 52. Seal/prime then paint the walls and ceiling twice (3 coats) | 181.78 SF |
| 53. Vinyl plank flooring - High grade | 30.00 SF |
| 54. Door opening (jamb & casing) - 36"to60"wide - stain grade | 2.00 EA |
| 55. Carpenter - General Framer - per hour | 3.00 HR |
| Labor to frame new opening into den and labor to remove kitchen door | |

Master Bed

Height: 8'

| DESCRIPTION | QTY |
|-----------------------------------------------------------------|-----------|
| 56. Batt insulation - 12" - R38 - paper / foil faced | 261.33 SF |
| 57. Batt insulation - 6" - R19 - paper / foil faced | 261.33 SF |
| 58. 1/2" drywall - hung, taped, floated, ready for paint | 784.00 SF |
| 59. Baseboard - 4 1/4" w/shoe - stain grade | 65.33 LF |
| 60. Stain & finish baseboard | 65.33 LF |
| 61. Stain & finish base shoe or quarter round | 65.33 LF |
| 62. Seal/prime then paint the walls and ceiling twice (3 coats) | 784.00 SF |
| 63. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 64. Vinyl plank flooring - High grade | 261.33 SF |
| 65. Casing - 3 1/4" stain grade | 28.00 LF |
| 66. Window stool & apron - stain grade | 6.00 LF |
| 67. Stain & finish window stool and apron | 6.00 LF |
| 68. Stain & finish door/window trim & jamb (per side) | 2.00 EA |
| 69. Carpenter - General Framer - per hour | 1.50 HR |
| labor to close up 2 exterior windows | |
| 70. Door knob - interior | 1.00 EA |
| 71. Ceiling fan & light | 1.00 EA |

Bathroom

Height: 8'

| DESCRIPTION | QTY |
|----------------------------------------------------------|-----------|
| 72. Batt insulation - 12" - R38 - paper / foil faced | 70.78 SF |
| 73. Batt insulation - 6" - R19 - paper / foil faced | 70.78 SF |
| 74. 1/2" drywall - hung, taped, floated, ready for paint | 396.11 SF |
| 75. Toilet | 1.00 EA |
| 76. Sink faucet - Bathroom | 1.00 EA |
| 77. Vanity | 5.00 LF |
| 78. Vanity top - two sinks - cultured marble | 5.00 LF |
| 79. Baseboard - 4 1/4" w/shoe - stain grade | 40.67 LF |



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CONTINUED - Bathroom

| DESCRIPTION | QTY |
|-----------------------------------------------------------------|------------|
| 80. Stain & finish baseboard | 40.67 LF |
| 81. Stain & finish base shoe or quarter round | 40.67 LF |
| 82. Seal/prime then paint the walls and ceiling twice (3 coats) | 396.11 SF |
| 83. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 84. Vinyl plank flooring - High grade | 70.78 SF |
| 85. Door knob - interior | 1.00 EA |
| 86. Light bar - 2 lights - High grade | 1.00 EA |
| 87. Fiberglass shower unit | 1.00 EA |
| 88. Tub/shower faucet | 1.00 EA |
| 89. Shower door | 1.00 EA |
| 90. Bathroom ventilation fan w/light - High grade | 1.00 EA |
| 91. Ductwork - flexible - non-insulated - 4" round | 12.00 LF |
| 92. Exterior cover for ventilation duct, 4" or 5" | 1.00 EA |

| Den | Height: Peaked |
|------------------------------------------------------------|-----------------------|
| DESCRIPTION | QTY |
| 93. Batt insulation - 12" - R38 - paper / foil faced | 296.38 SF |
| 94. Batt insulation - 6" - R19 - paper / foil faced | 273.86 SF |
| 95. 1/2" drywall - hung, taped, floated, ready for paint | 296.38 SF |
| 96. Baseboard - 4 1/4" w/shoe - stain grade | 63.58 LF |
| 97. Stain & finish baseboard | 63.58 LF |
| 98. Stain & finish base shoe or quarter round | 63.58 LF |
| 99. Siding - shiplap - pine or equal | 606.57 SF |
| Pre-finished shiplap (no staining included) | |
| 100. Seal/prime then paint the ceiling twice (3 coats) | 296.38 SF |
| 101. Vinyl plank flooring - High grade | 273.86 SF |
| 102. Casing - 3 1/4" stain grade | 42.00 LF |
| 103. Window stool & apron - stain grade | 9.00 LF |
| 104. Stain & finish window stool and apron | 9.00 LF |
| 105. Stain & finish door/window trim & jamb (per side) | 3.00 EA |
| 106. Exterior door - metal - insulated / wood - High grade | 1.00 EA |
| 107. Door lockset & deadbolt - exterior | 1.00 EA |
| 108. Exterior light fixture | 1.00 EA |
| Outside of den door | |
| 109. Ceiling fan & light | 1.00 EA |
| 110. Recessed light fixture | 4.00 EA |

| Bedroom | Height: 8' |
|----------------|-------------------|
|----------------|-------------------|



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| DESCRIPTION | QTY |
|------------------------------------------------------------------|-----------|
| 111. Batt insulation - 12" - R38 - paper / foil faced | 130.50 SF |
| 112. Batt insulation - 6" - R19 - paper / foil faced | 130.50 SF |
| 113. 1/2" drywall - hung, taped, floated, ready for paint | 530.50 SF |
| 114. Baseboard - 4 1/4" w/shoe - stain grade | 50.00 LF |
| 115. Stain & finish baseboard | 50.00 LF |
| 116. Stain & finish base shoe or quarter round | 50.00 LF |
| 117. Seal/prime then paint the walls and ceiling twice (3 coats) | 530.50 SF |
| 118. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 119. Vinyl plank flooring - High grade | 130.50 SF |
| 120. Casing - 3 1/4" stain grade | 28.00 LF |
| 121. Window stool & apron - stain grade | 6.00 LF |
| 122. Stain & finish window stool and apron | 6.00 LF |
| 123. Stain & finish door/window trim & jamb (per side) | 2.00 EA |
| 124. Door knob - interior | 1.00 EA |
| 125. Ceiling fan & light | 1.00 EA |

Closet

Height: 8'

| DESCRIPTION | QTY |
|------------------------------------------------------------------|-----------|
| 126. Batt insulation - 12" - R38 - paper / foil faced | 14.56 SF |
| 127. Batt insulation - 6" - R19 - paper / foil faced | 14.56 SF |
| 128. 1/2" drywall - hung, taped, floated, ready for paint | 144.62 SF |
| 129. Baseboard - 4 1/4" w/shoe - stain grade | 16.26 LF |
| 130. Stain & finish baseboard | 16.26 LF |
| 131. Stain & finish base shoe or quarter round | 16.26 LF |
| 132. Seal/prime then paint the walls and ceiling twice (3 coats) | 144.62 SF |
| 133. Interior double door - paneled - softwood - pre-hung | 1.00 EA |
| 134. Vinyl plank flooring - High grade | 14.56 SF |
| 135. Door dummy knob - interior | 2.00 EA |
| 136. Closet shelf and rod package | 5.50 LF |

Coat

Height: 8'

| DESCRIPTION | QTY |
|------------------------------------------------------------------|----------|
| 137. Batt insulation - 12" - R38 - paper / foil faced | 5.33 SF |
| 138. Batt insulation - 6" - R19 - paper / foil faced | 5.33 SF |
| 139. 1/2" drywall - hung, taped, floated, ready for paint | 80.00 SF |
| 140. Baseboard - 4 1/4" w/shoe - stain grade | 9.33 LF |
| 141. Stain & finish baseboard | 9.33 LF |
| 142. Stain & finish base shoe or quarter round | 9.33 LF |
| 143. Seal/prime then paint the walls and ceiling twice (3 coats) | 80.00 SF |
| 144. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 145. Vinyl plank flooring - High grade | 5.33 SF |



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CONTINUED - Coat

| DESCRIPTION | QTY |
|-----------------------------------|---------|
| 146. Door knob - interior | 1.00 EA |
| 147. Closet shelf and rod package | 2.00 LF |

1/2 Bath

Height: 8'

| DESCRIPTION | QTY |
|------------------------------------------------------------------|-----------|
| 148. Batt insulation - 12" - R38 - paper / foil faced | 18.42 SF |
| 149. Batt insulation - 6" - R19 - paper / foil faced | 18.42 SF |
| 150. 1/2" drywall - hung, taped, floated, ready for paint | 167.75 SF |
| 151. Toilet | 1.00 EA |
| 152. Pedestal sink | 1.00 EA |
| 153. Sink faucet - Bathroom | 1.00 EA |
| 154. Baseboard - 4 1/4" w/shoe - stain grade | 18.67 LF |
| 155. Stain & finish baseboard | 18.67 LF |
| 156. Stain & finish base shoe or quarter round | 18.67 LF |
| 157. Seal/prime then paint the walls and ceiling twice (3 coats) | 167.75 SF |
| 158. Interior door - solid fir door w/stain grade jamb & case | 1.00 EA |
| 159. Vinyl plank flooring - High grade | 18.42 SF |
| 160. Door knob - interior | 1.00 EA |
| 161. Light bar - 2 lights - High grade | 1.00 EA |
| 162. Bathroom ventilation fan w/light | 1.00 EA |
| 163. Ductwork - flexible - non-insulated - 4" round | 8.00 LF |
| 164. Exterior cover for ventilation duct, 4" or 5" | 1.00 EA |

Gun Safe

Height: 8'

| DESCRIPTION | QTY |
|------------------------------------------------------------------|----------|
| 165. Batt insulation - 12" - R38 - paper / foil faced | 5.67 SF |
| 166. Batt insulation - 6" - R19 - paper / foil faced | 5.67 SF |
| 167. 1/2" drywall - hung, taped, floated, ready for paint | 66.89 SF |
| 168. Seal/prime then paint the walls and ceiling twice (3 coats) | 66.89 SF |
| 169. Vinyl plank flooring - High grade | 5.67 SF |

Labor Minimums Applied

| DESCRIPTION | QTY |
|----------------------------------|---------|
| 174. Overhead door labor minimum | 1.00 EA |



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Grand Total

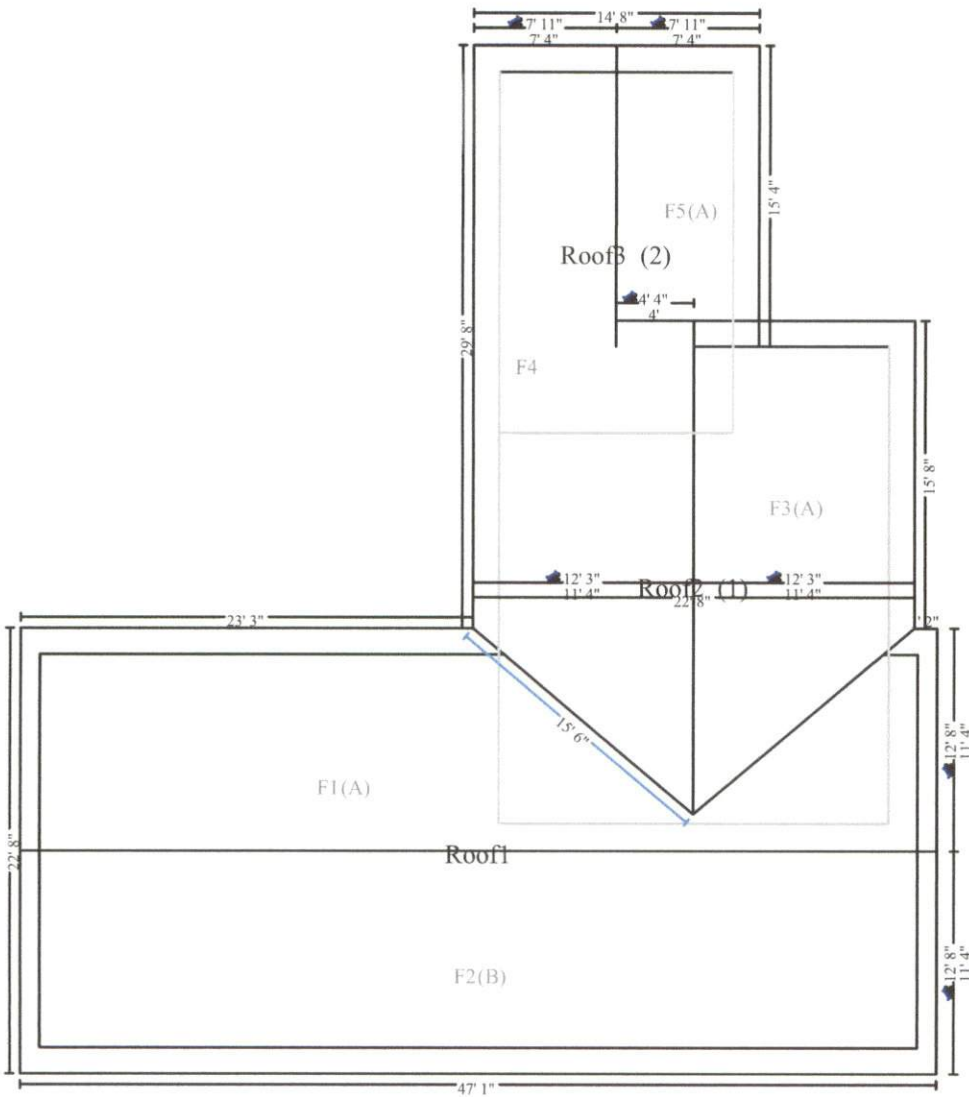
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Cary Gunter

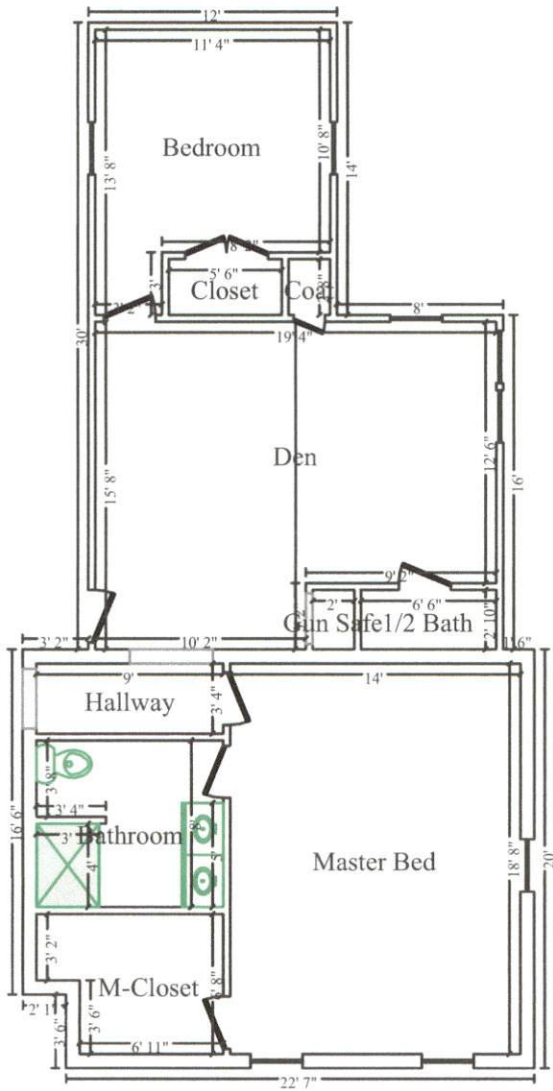
Grand Total Areas:

| | | |
|-----------------------------|------------------------------------|-------------------------------|
| 2,672.29 SF Walls | 885.69 SF Ceiling | 3,557.97 SF Walls and Ceiling |
| 863.17 SF Floor | 95.91 SY Flooring | 320.26 LF Floor Perimeter |
| 0.00 SF Long Wall | 0.00 SF Short Wall | 339.10 LF Ceil. Perimeter |
| 863.17 Floor Area | 974.04 Total Area | 2,728.29 Interior Wall Area |
| 1,477.38 Exterior Wall Area | 149.33 Exterior Perimeter of Walls | |
| 1,807.22 Surface Area | 18.07 Number of Squares | 215.35 Total Perimeter Length |
| 87.53 Total Ridge Length | 0.00 Total Hip Length | |

VERY IMPORTANT!-PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair, replacement or remodel of the property observed during the inspection of the project. Please note that this document is NOT a promise or agreement of cost for the requested work. 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, subcontractors, 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 have. 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



Floor plan

