



Highland Construction

1409 Clinton Rd.
Fayetteville, NC 28312
Office:(910) 485-6738
Fax:(910) 485-2469

Client: Coleman, Tina / STR
Home: 187 Constitution Way
Spouts Springs, NC 28326
Property: 187 Constitution Way
Spouts Springs, NC 28326

Home: (919) 499-3973
Cellular: (919) 499-3973

Operator: RONALD.R

Estimator: Ronald Rodriguez

Cellular: (910) 988-4465
E-mail: ronald.
rodriguez@teamhighland.
com

Type of Estimate: Water
Date Entered: 4/28/2023 Date Assigned: 4/28/2023
Date Est. Completed: 6/6/2023 Date Job Completed:

Price List: NCF8X_APR23
Labor Efficiency: Restoration/Service/Remodel
Estimate: COLEMAN__TINA__STR



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COLEMAN_TINA__STR

SKETCH1

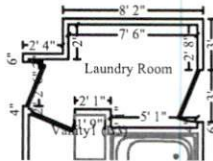
Main Level

Main Level

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
		CALC	QTY					
1. FEE	TIPF		+ Taxes, insurance, permits & fees (Bid Item)					
		1	1.00 EA	0.00+	0.00 =	0.00	0.00	0.00
2. DMO	DTRUCK		- Single axle dump truck - per load - including dump fees					
		1	1.00 EA	242.52+	0.00 =	0.00	48.50	291.02
3. CLN	FINALR		+ Final cleaning - construction - Residential					
		F	309.26 SF	0.00+	0.32 =	0.00	19.80	118.76
Total: Main Level						0.00	68.30	409.78

Laundry Room

Height: 8' 4"



263.02 SF Walls	48.66 SF Ceiling
311.68 SF Walls & Ceiling	48.66 SF Floor
5.41 SY Flooring	31.53 LF Floor Perimeter
31.53 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
		CALC	QTY					
4. APP	WSHRS		+ Washer/Washing machine - Remove & reset					
		1	1.00 EA	0.00+	50.46 =	0.00	10.10	60.56
5. APP	DRYRS		+ Dryer - Remove & reset					
		1	1.00 EA	0.00+	38.90 =	0.00	7.78	46.68
FLOORS								
6. FCV	UL1/4P+		+ Underlayment - 1/4" 5 ply					
		F	48.66 SF	0.00+	2.50 =	5.76	25.50	152.91
7. FCV	AV		+ Vinyl floor covering (sheet goods)					
	FLR_RPL		94.67 SF	0.00+	2.93 =	13.06	58.10	348.54
8. FNC	QR		+ Quarter round - 3/4"					
	PF		31.53 LF	0.00+	1.90 =	2.16	12.42	74.49
9. CLN	DCRGFRS		+ Heat/AC register - Floor register - Detach & reset					
		2	2.00 EA	0.00+	2.79 =	0.00	1.12	6.70
WALLS								
10. DRY	1/2		- Remove 1/2" drywall - hung, taped, floated, ready for paint					
	W-PF*2		199.95 SF	0.56+	0.00 =	0.00	22.40	134.37

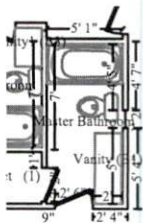


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CONTINUED - Laundry Room

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
11. DRY	1/2	+ 1/2" drywall - hung, taped, floated, ready for paint					
	W	263.02 SF	0.00+	2.51 =	12.52	134.54	807.24
12. WPR	AV	+ Wallpaper					
	W	263.02 SF	0.00+	2.52 =	20.25	136.62	819.68
13. FNC	B3	+ Baseboard - 3 1/4"					
	PF	31.53 LF	0.00+	3.97 =	4.22	25.88	155.27
14. PNT	BCS1SP	+ Seal & paint baseboard w/cap &/or shoe - two coats					
	PF	31.53 LF	0.00+	1.77 =	0.60	11.28	67.69
15. FNC	C	+ Casing - 2 1/4"					
	WOP	48.47 LF	0.00+	2.52 =	4.89	25.40	152.43
16. PNT	DORT	+ Paint door/window trim & jamb - 2 coats (per side)					
	3	3.00 EA	0.00+	31.61 =	1.19	19.20	115.22
17. ELE	110	I Install 110 volt copper wiring run, box and outlet					
	2	2.00 EA	0.00+	57.19 =	0.00	22.88	137.26
Install back on the wall only							
Totals: Laundry Room					64.65	513.22	3,079.04



Master Bathroom

Height: 7' 9"

240.95 SF Walls	53.25 SF Ceiling
294.20 SF Walls & Ceiling	45.17 SF Floor
5.02 SY Flooring	31.19 LF Floor Perimeter
31.19 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
18. PLM	TLTR	+ Toilet - Reset					
	PLMTLTR_0.EA	1.00 EA	0.00+	145.05 =	0.52	29.12	174.69
FLOORS							
19. FRM	UL3/4W	& R&R Underlayment - 3/4" OSB - tongue and groove					
	32	32.00 SF	0.88+	2.24 =	2.49	20.48	122.81
Subfloor repairs for the corner of the tub. Ref photos							
20. FCV	AV	+ Vinyl floor covering (sheet goods)					
	FLR_RPL	80.33 SF	0.00+	2.93 =	11.08	49.30	295.75



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CONTINUED - Master Bathroom

CAT	SEL	ACT DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC							
21. FNC	QR	+ Quarter round - 3/4"						
	PF		31.19 LF	0.00+	1.90 =	2.14	12.28	73.68
22. PNT	BCS1SP	+ Seal & paint baseboard w/cap &/or shoe - two coats						
	PF		31.19 LF	0.00+	1.77 =	0.59	11.16	66.96
23. CLN	DCRGFRS	+ Heat/AC register - Floor register - Detach & reset						
	1		1.00 EA	0.00+	2.79 =	0.00	0.56	3.35
WALLS								
24. DRY	1/2	- Remove 1/2" drywall - hung, taped, floated, ready for paint						
	W-PF*2		178.56 SF	0.56+	0.00 =	0.00	20.00	119.99
25. DRY	1/2	+ 1/2" drywall - hung, taped, floated, ready for paint						
	W		240.95 SF	0.00+	2.51 =	11.47	123.26	739.51
26. WPR	AV	+ Wallpaper						
	W		240.95 SF	0.00+	2.52 =	18.55	125.16	750.90
27. DOR	AV	+ Interior door unit						
	1		1.00 EA	0.00+	325.86 =	18.48	68.88	413.22
Includes: Pre-hung interior door, hinges, jamb, stop, casing (both sides), finish nails, wood shims, and installation labor. Excludes: Lockset and painting. Quality: Hollow core, colonist style raised panel hardboard door slab with pre-drilled holes for lockset, paint-grade softwood jamb and 3 1/4" paint-grade casing.								
28. FNH	DORHRS	+ Door knob/lockset - Detach & reset						
	1		1.00 EA	0.00+	23.91 =	0.00	4.78	28.69
29. PNT	DORT	+ Paint door/window trim & jamb - 2 coats (per side)						
	1		1.00 EA	0.00+	31.61 =	0.40	6.40	38.41
30. PNT	DOR	+ Paint door slab only - 2 coats (per side)						
	2		2.00 EA	0.00+	38.39 =	1.34	15.62	93.74
31. MSD	AVRS	+ Mirror - plate glass - Detach & reset						
	9		9.00 SF	0.00+	6.44 =	0.00	11.60	69.56
VANITY								
32. CAB	VAN	+ Vanity						
	4.375		4.38 LF	0.00+	233.47 =	58.78	216.28	1,297.66
Includes: Factory built, pre-finished (stained, painted, etc.) cabinets and installation labor. Quality: Average grade plywood/particleboard box construction with simulated wood grain veneer on interior. Doors, drawer fronts, and face frames of hardwood or paint-grade construction. Hardware consists of concealed hinges and side mount drawer hardware.								
33. CAB	CTPF	+ Countertop - post formed plastic laminate						
	4.38		4.38 LF	0.00+	54.64 =	11.87	50.24	301.43
34. CAB	KNPL	+ Cabinet knob or pull						
	3		3.00 EA	0.00+	8.85 =	0.74	5.46	32.75
PLUMBING								
35. PLM	SWFAU	+ Shower faucet						
	1		1.00 EA	0.00+	230.55 =	9.10	47.94	287.59



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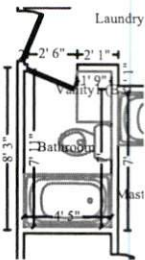
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CONTINUED - Master Bathroom

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
36. PLM	TUB/S	+ Fiberglass tub & shower combination					
	PLMTUB_S_0.EA	1.00 EA [*]	0.00+	1,534.40 =	73.02	321.48	1,928.90
Center drain tubs are not longer available. Price has been adjuster for a custom tub							
37. PLM	SNKR	+ Sink - single - Reset					
		1 1.00 EA	0.00+	87.21 =	0.03	17.44	104.68
38. PLM	STOP	+ Angle stop valve					
		3 3.00 EA	0.00+	33.47 =	1.51	20.38	122.30
39. PLM	PTRAP	+ P-trap assembly - ABS (plastic)					
		1 1.00 EA	0.00+	60.60 =	0.56	12.24	73.40
40. PLM	RGHFIX	+ Rough in plumbing - per fixture					
		1 1.00 EA	0.00+	639.17 =	9.37	129.72	778.26

To relocate the shower drain due to no longer available center drain tubs

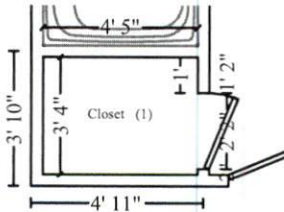
Totals: Master Bathroom 232.04 1,319.78 7,918.23



Bathroom

Height: 8' 4"

205.72 SF Walls	35.00 SF Ceiling
240.73 SF Walls & Ceiling	30.51 SF Floor
3.39 SY Flooring	24.66 LF Floor Perimeter
24.66 LF Ceil. Perimeter	



Subroom: Closet (1)

Height: 7' 11"

123.02 SF Walls	14.94 SF Ceiling
137.95 SF Walls & Ceiling	14.94 SF Floor
1.66 SY Flooring	15.60 LF Floor Perimeter
15.60 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
41. PLM	TLTR	+ Toilet - Reset					
	PLMTLTR_1.EA	1.00 EA	0.00+	145.05 =	0.52	29.12	174.69



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CONTINUED - Bathroom

CAT	SEL	ACT DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
42. PLM	TUB/S	+ Fiberglass tub & shower combination						
	PLMTUB_S_1.EA		1.00 EA	0.00+	1,283.40 =	55.45	267.78	1,606.63
FLOORS								
43. FCV	AV	+ Vinyl floor covering (sheet goods)						
	FLR_RPL		123.58 SF	0.00+	2.93 =	17.04	75.82	454.95
44. FNC	QR	+ Quarter round - 3/4"						
	PF		40.27 LF	0.00+	1.90 =	2.76	15.86	95.13
45. PNT	BCS1SP	+ Seal & paint baseboard w/cap &/or shoe - two coats						
	PF		40.27 LF	0.00+	1.77 =	0.76	14.42	86.46
46. CLN	DCRGFRS	+ Heat/AC register - Floor register - Detach & reset						
			1 1.00 EA	0.00+	2.79 =	0.00	0.56	3.35
WALLS								
47. DRY	1/2	- Remove 1/2" drywall - hung, taped, floated, ready for paint						
	W-PF*2		248.21 SF	0.56+	0.00 =	0.00	27.80	166.80
48. DRY	1/2	+ 1/2" drywall - hung, taped, floated, ready for paint						
	W		328.74 SF	0.00+	2.51 =	15.65	168.16	1,008.95
49. WPR	AV	+ Wallpaper						
	W		328.74 SF	0.00+	2.52 =	25.31	170.74	1,024.47
50. DOR	AV	+ Interior door unit						
			1 1.00 EA	0.00+	325.86 =	18.48	68.88	413.22
Includes: Pre-hung interior door, hinges, jamb, stop, casing (both sides), finish nails, wood shims, and installation labor. Excludes: Lockset and painting. Quality: Hollow core, colonist style raised panel hardboard door slab with pre-drilled holes for lockset, paint-grade softwood jamb and 3 1/4" paint-grade casing.								
51. FNH	DORHRS	+ Door knob/lockset - Detach & reset						
			1 1.00 EA	0.00+	23.91 =	0.00	4.78	28.69
52. PNT	DORT	+ Paint door/window trim & jamb - 2 coats (per side)						
			1 1.00 EA	0.00+	31.61 =	0.40	6.40	38.41
53. PNT	DOR	+ Paint door slab only - 2 coats (per side)						
			2 2.00 EA	0.00+	38.39 =	1.34	15.62	93.74
54. MSD	AVRS	+ Mirror - plate glass - Detach & reset						
			9 9.00 SF	0.00+	6.44 =	0.00	11.60	69.56
VANITY								
55. CAB	VAN	+ Vanity						
			3 3.00 LF	0.00+	233.47 =	40.26	148.14	888.81
Includes: Factory built, pre-finished (stained, painted, etc.) cabinets and installation labor. Quality: Average grade plywood/particleboard box construction with simulated wood grain veneer on interior. Doors, drawer fronts, and face frames of hardwood or paint-grade construction. Hardware consists of concealed hinges and side mount drawer hardware.								
56. CAB	CTPF	+ Countertop - post formed plastic laminate						
			3 3.00 LF	0.00+	54.64 =	8.13	34.40	206.45

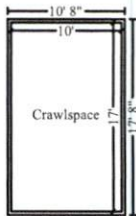


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CONTINUED - Bathroom

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
57. CAB	KNPL		+ Cabinet knob or pull					
		3	3.00 EA	0.00+	8.85 =	0.74	5.46	32.75
PLUMBING								
58. PLM	SWFAU		+ Shower faucet					
		1	1.00 EA	0.00+	230.55 =	9.10	47.94	287.59
59. PLM	SNKR		+ Sink - single - Reset					
		1	1.00 EA	0.00+	87.21 =	0.03	17.44	104.68
60. PLM	STOP		+ Angle stop valve					
		3	3.00 EA	0.00+	33.47 =	1.51	20.38	122.30
61. PLM	PTRAP		+ P-trap assembly - ABS (plastic)					
		1	1.00 EA	0.00+	60.60 =	0.56	12.24	73.40
Totals: Bathroom						198.04	1,163.54	6,981.03



Crawlspace

Height: 3'

162.00 SF Walls	170.00 SF Ceiling
332.00 SF Walls & Ceiling	170.00 SF Floor
18.89 SY Flooring	54.00 LF Floor Perimeter
54.00 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
62. INS	BELLYMP		+ Belly paper (underbelly material) - mobile home					
		C	170.00 SF	0.00+	0.89 =	1.55	30.58	183.43
63. INS	BTCS		+ Batt insulation - Add-on for confined spaces					
		C	170.00 SF	0.00+	0.33 =	0.00	11.22	67.32
64. INS	BT6		+ Batt insulation - 6" - R19 - unfaced batt					
		C	170.00 SF	0.00+	1.18 =	10.23	42.16	252.99
Totals: Crawlspace						11.78	83.96	503.74
Total: Main Level						506.51	3,148.80	18,891.82
Total: SKETCH1						506.51	3,148.80	18,891.82



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Labor Minimums Applied

CAT	SEL	ACT DESCRIPTION						TOTAL
		CALC	QTY	REMOVE	REPLACE	TAX	O&P	
65. CLN	MN-A							
66. ELE	MN-A							
67. FRM	MN-A							
Totals: Labor Minimums Applied						0.00	60.00	360.09
Line Item Totals: COLEMAN__TINA__STR						506.51	3,208.80	19,251.91

Grand Total Areas:

994.70 SF Walls	321.85 SF Ceiling	1,316.56 SF Walls and Ceiling
309.26 SF Floor	34.36 SY Flooring	156.99 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	156.99 LF Ceil. Perimeter
309.26 Floor Area	367.12 Total Area	994.70 Interior Wall Area
735.14 Exterior Wall Area	112.63 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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Summary for Structural1

Line Item Total	15,536.60
Material Sales Tax	506.51
Subtotal	16,043.11
Overhead	1,604.40
Profit	1,604.40
Replacement Cost Value	\$19,251.91
Net Claim	\$19,251.91

Ronald Rodriguez



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7%)	Laundry & D/C Tax (7%)	Manuf. Home Tax (4.75%)	Storage Rental Tax (7%)	Local Food Tax (2%)
Line Items	1,604.40	1,604.40	506.51	0.00	0.00	0.00	0.00
Total	1,604.40	1,604.40	506.51	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: COLEMAN__TINA__STR

Area: SKETCH1

Area: Main Level

Laundry Room	341.48	2.20%
Master Bathroom	2,501.17	16.10%
Bathroom	6,366.41	40.98%
Crawlspace	5,619.45	36.17%
	408.00	2.63%

Area Subtotal: Main Level	15,236.51	98.07%
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Area Subtotal: SKETCH1	15,236.51	98.07%
Labor Minimums Applied	300.09	1.93%

Subtotal of Areas	15,536.60	100.00%
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Total	15,536.60	100.00%
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Recap by Category

O&P Items	Total	%
APPLIANCES	89.36	0.46%
CABINETS	2,179.35	11.32%
CLEANING	126.25	0.66%
GENERAL DEMOLITION	621.64	3.23%
DOORS	651.72	3.39%
DRYWALL	2,090.10	10.86%
ELECTRICAL	241.10	1.25%
FLOOR COVERING - VINYL	996.49	5.18%
FINISH CARPENTRY / TRIMWORK	442.99	2.30%
FINISH HARDWARE	47.82	0.25%
FRAMING & ROUGH CARPENTRY	228.92	1.19%
INSULATION	408.00	2.12%
MIRRORS & SHOWER DOORS	115.92	0.60%
PLUMBING	4,704.61	24.44%
PAINTING	493.91	2.57%
WALLPAPER	2,098.42	10.90%
O&P Items Subtotal	15,536.60	80.70%
Material Sales Tax	506.51	2.63%
Overhead	1,604.40	8.33%
Profit	1,604.40	8.33%
Total	19,251.91	100.00%