



PHC Restoration, Inc.

P.O. Box 129
Lillington, NC 27546
phc@phcrestoration.com
(919)834-6523 (910)814-2502
FID: 56-2256251 Fax: (910)893-6439

Client: Shayna Cotton
Property: 300 Grameta Ln.
Lillington, NC 27546

Home: (910) 890-6458

Operator: PHC

Estimator: Kenny Stewart
Business: 1601 E McNeill St
Lillington, NC 27546

Business: (910) 709-0769
E-mail: kstewart@phcrestoration.com

Type of Estimate: Fire

Date Entered: 7/10/2024

Date Assigned:

Price List: NCRA8X_JUL24

Labor Efficiency: Restoration/Service/Remodel

Estimate: COTTON_SHAYNA_REP1

Thank you for choosing PHC Restoration, Inc. for your Damage Repair needs. Listed below you will find an estimate of the work necessary to restore the above-mentioned property to a pre-loss condition using materials and workmanship of like, kind and quality at rates which are reasonable and customary for the local market.

The line item pricing in this estimate does not represent the actual cost of goods or services. Pricing for the project in the amount of \$214,601.36 is based on the entire scope of work and may change subsequent to any modifications of the scope, quality or scheduling constraints.

Any change to this estimate, including but not limited to, material upgrades, code requirements, and hidden or unforeseen damages will be included in a separate estimate unless otherwise noted.

PHC Restoration is a full-service restoration contractor specializing in water mitigation, mold remediation, contents cleaning, and damage repair services for over 40 years.

North Carolina General Contractor License #49762
Federal Tax ID: 56-2256251



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COTTON_SHAYNA_REP1

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA @	950.00 =	2,850.00
2. Taxes, insurance, permits & fees (Bid Item)	1.00 EA @		0.00
<i>Added when incurred.</i>			
3. Temporary toilet (per month)	6.00 MO @	189.00 =	1,134.00

**Cotton, Shayna
Main Level**

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Electrical			
4. Electrician - per hour	5.00 HR @	133.83 =	669.15
<i>For troubleshooting/diagnostic of damaged circuits.</i>			
5. Rewire\wire - avg. residence - boxes & wiring	217.00 SF @	5.02 =	1,089.34
<i>For the kitchen area.</i>			
6. R&R Disconnect box - 60 amp - non fused	1.00 EA @	248.62 =	248.62
<i>For the downstairs HVAC condensing unit.</i>			
7. R&R Carbon monoxide detector	1.00 EA @	101.58 =	101.58
8. R&R Ground fault interrupter (GFI) outlet	3.00 EA @	45.33 =	135.99
9. R&R Circuit breaker - arc-fault circuit-interrupter (AFCI)	6.00 EA @	108.55 =	651.30
10. R&R Light fixture	6.00 EA @	94.95 =	569.70
11. R&R Recessed light fixture	8.00 EA @	171.90 =	1,375.20
<i>For the kitchen and hallway can lights.</i>			
12. R&R Switch	4.00 EA @	28.15 =	112.60
13. R&R Outlet or switch cover	8.00 EA @	4.87 =	38.96
14. R&R Thermostat - High grade	1.00 EA @	147.77 =	147.77
Cleaning			
15. Final cleaning - construction - Residential	1,445.94 SF @	0.45 =	650.67

Living Room

Height: 9'

Door	3' X 6' 8"	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior



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CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
35. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA @	16.76 =	16.76
36. R&R 5/8" drywall - hung, taped, floated, ready for paint	217.06 SF @	3.88 =	842.19
37. Seal/prime (1 coat) then paint (2 coats) the ceiling	217.06 SF @	1.76 =	382.03
Walls			
38. R&R 1/2" drywall - hung, taped, floated, ready for paint	354.01 SF @	3.72 =	1,316.92
39. R&R Stud wall - 2" x 4" x 8' - 16" oc	29.00 LF @	26.04 =	755.16
40. R&R Batt insulation - 4" - R15 - paper / foil faced	261.00 SF @	1.80 =	469.80
For the exterior walls.			
41. Seal/prime (1 coat) then paint (2 coats) the walls	354.01 SF @	1.76 =	623.06
42. R&R Baseboard - 5 1/4"	40.93 LF @	6.00 =	245.58
43. Paint baseboard - two coats	40.93 LF @	1.96 =	80.22
44. R&R Casing - 2 1/4"	36.00 LF @	3.22 =	115.92
For the windows.			
45. R&R Window stool & apron	9.00 LF @	10.02 =	90.18
46. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	42.67 =	85.34
47. Seal & paint window stool and apron	9.00 LF @	5.42 =	48.78
Windows & Doors			
48. R&R Vinyl window - double hung, 9-12 sf	1.00 EA @	388.55 =	388.55
49. Additional charge for a retrofit window, 3-11 sf	1.00 EA @	92.53 =	92.53
50. Add on for grid (double or triple glazed windows)	4.50 SF @	6.08 =	27.36
For the upper part of 1 window			
51. Add on for "Low E" glass	9.00 SF @	5.47 =	49.23
52. R&R Vinyl window - double hung, 13-19 sf	2.00 EA @	440.52 =	881.04
53. Additional charge for a retrofit window, 12-23 sf	2.00 EA @	131.50 =	263.00
54. Add on for grid (double or triple glazed windows)	12.00 SF @	6.08 =	72.96
For the upper part of 2 windows.			
55. Add on for "Low E" glass	24.00 SF @	5.47 =	131.28
For 2 windows.			
56. R&R 6-0 6-8 fiberglass sliding patio door	1.00 EA @	2,099.99 =	2,099.99
For the rear entry sliding glass door.			
Cabinets			
57. Detach & Reset Countertop - Granite or Marble	40.33 SF @	36.48 =	1,471.24
58. Sink - double basin - Detach & reset	1.00 EA @	181.23 =	181.23
59. Detach & Reset Cabinetry - lower (base) units	17.67 LF @	73.09 =	1,291.50
60. Detach & Reset Cabinetry - upper (wall) units	16.67 LF @	62.51 =	1,042.04



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	2' 8" X 6' 8"	Opens into MASTER_BEDRO	
Door	5' X 6' 8"	Opens into LAUNDRY_ROOM	
Ceiling			
76. R&R Cold air return cover	1.00 EA @	41.80 =	41.80
77. R&R 5/8" drywall - hung, taped, floated, ready for paint	51.91 SF @	3.88 =	201.41
78. Seal/prime (1 coat) then paint (2 coats) the ceiling	51.91 SF @	1.76 =	91.36
79. R&R Recessed light fixture	2.00 EA @	171.90 =	343.80
80. R&R Smoke detector	1.00 EA @	91.22 =	91.22
Walls			
81. R&R 1/2" drywall - hung, taped, floated, ready for paint	242.00 SF @	3.72 =	900.24
82. Seal/prime (1 coat) then paint (2 coats) the walls	242.00 SF @	1.76 =	425.92
83. Paint baseboard - two coats	23.00 LF @	1.96 =	45.08
84. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA @	42.67 =	213.35
85. Paint door slab only - 2 coats (per side)	8.00 EA @	50.67 =	405.36
Flooring			
86. R&R Snaplock Laminate - simulated wood flooring - High grade	51.91 SF @	9.29 =	482.24
87. R&R Reducer strip - for wood flooring	3.00 LF @	7.98 =	23.94
88. R&R Quarter round - 3/4"	23.00 LF @	2.20 =	50.60
89. Seal & paint base shoe or quarter round	23.00 LF @	1.10 =	25.30

Laundry Room

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	5' X 6' 8"	Opens into HALLWAY	
Ceiling			
90. R&R 5/8" drywall - hung, taped, floated, ready for paint	19.47 SF @	3.88 =	75.55
91. Seal/prime (1 coat) then paint (2 coats) the ceiling	19.47 SF @	1.76 =	34.27
92. R&R Recessed light fixture	1.00 EA @	171.90 =	171.90
Walls			
93. R&R 1/2" drywall - hung, taped, floated, ready for paint	131.11 SF @	3.72 =	487.73
94. Shelving - wire (vinyl coated) - Detach & reset	6.00 LF @	10.13 =	60.78
95. Seal/prime (1 coat) then paint (2 coats) the walls	131.11 SF @	1.76 =	230.75
96. Paint baseboard - two coats	13.27 LF @	1.96 =	26.01
Flooring			
97. R&R Snaplock Laminate - simulated wood flooring - High grade	19.47 SF @	9.29 =	180.87
98. Quarter round - 3/4"	13.27 LF @	1.98 =	26.27
99. Seal & paint base shoe or quarter round	13.27 LF @	1.10 =	14.60



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Half Bath

Height: 9'

Door	2' 4" X 6' 8"	Opens into HALLWAY		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
Ceiling				
100. R&R 5/8" drywall - hung, taped, floated, ready for paint		19.48 SF @	3.88 =	75.58
101. Seal/prime (1 coat) then paint (2 coats) the ceiling		19.48 SF @	1.76 =	34.28
Walls				
102. Seal the walls w/latex based stain blocker - one coat		161.44 SF @	0.82 =	132.38
103. Paint the walls - two coats		161.44 SF @	1.31 =	211.49
104. R&R Baseboard - 5 1/4"		17.33 LF @	6.00 =	103.98
105. Paint baseboard - two coats		17.33 LF @	1.96 =	33.97
106. Paint door/window trim & jamb - 2 coats (per side)		1.00 EA @	42.67 =	42.67
107. Paint door slab only - 2 coats (per side)		2.00 EA @	50.67 =	101.34
Flooring				
108. R&R Snaplock Laminate - simulated wood flooring - High grade		19.48 SF @	9.29 =	180.97
109. R&R Quarter round - 3/4"		17.33 LF @	2.20 =	38.12
110. Seal & paint base shoe or quarter round		17.33 LF @	1.10 =	19.06
Fixtures				
111. Toilet - Detach & reset		1.00 EA @	276.70 =	276.70
112. Pedestal sink - Detach & reset		1.00 EA @	319.65 =	319.65
113. R&R Plumbing fixture supply line		3.00 EA @	29.17 =	87.51
114. Mirror - plate glass - Detach & reset		6.00 SF @	6.26 =	37.56
115. Detach & Reset Bath accessory		2.00 EA @	17.17 =	34.34

Master Bedroom

Height: 9'

Door	2' 8" X 6' 8"	Opens into HALLWAY		
Door	2' 4" X 6' 8"	Opens into MASTER_BATH		
Window	2' 8" X 4'	Opens into Exterior		
Window	2' 8" X 4'	Opens into Exterior		
Door	2' 6" X 6' 8"	Opens into MASTER_CLOSE		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
116. Interior door - Detach & reset - slab only		1.00 EA @	23.95 =	23.95
Ceiling				
117. Heat/AC register - Mechanically attached - Detach & reset		1.00 EA @	16.76 =	16.76
118. R&R 5/8" drywall - hung, taped, floated, ready for paint		166.73 SF @	3.88 =	646.91
119. Seal/prime (1 coat) then paint (2 coats) the ceiling		166.73 SF @	1.76 =	293.44
Walls				



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CONTINUED - Master Bedroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
120. Seal the walls w/latex based stain blocker - one coat	417.67 SF @	0.82 =	342.49
121. Paint the walls - two coats	417.67 SF @	1.31 =	547.15
122. Paint baseboard - two coats	46.83 LF @	1.96 =	91.79
123. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA @	42.67 =	213.35
124. Paint window stool and apron - 1 coat	6.00 LF @	3.64 =	21.84
125. Paint door slab only - 2 coats (per side)	2.00 EA @	50.67 =	101.34
Flooring			
126. Remove Carpet	166.73 SF @	0.36 =	60.02
127. R&R Carpet pad	166.73 SF @	0.81 =	135.05
128. Carpet	202.83 SF @	3.70 =	750.47

Master Closet

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO	
129. Interior door - Detach & reset - slab only	1.00 EA @	23.95 =	23.95
Ceiling			
130. R&R 5/8" drywall - hung, taped, floated, ready for paint	46.13 SF @	3.88 =	178.98
131. Seal/prime (1 coat) then paint (2 coats) the ceiling	46.13 SF @	1.76 =	81.19
132. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA @	16.76 =	16.76
Walls			
133. Seal the walls w/latex based stain blocker - one coat	265.33 SF @	0.82 =	217.57
134. Paint baseboard - two coats	28.83 LF @	1.96 =	56.51
135. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	42.67 =	42.67
136. Paint the walls - two coats	265.33 SF @	1.31 =	347.58
137. Paint door slab only - 2 coats (per side)	2.00 EA @	50.67 =	101.34
138. Shelving - wire (vinyl coated) - Detach & reset	10.00 LF @	10.13 =	101.30
139. Detach & Reset Closet shelf and rod package	7.00 LF @	11.67 =	81.69
Flooring			
140. Remove Carpet	46.13 SF @	0.36 =	16.61
141. R&R Carpet pad	46.13 SF @	0.81 =	37.36
142. Carpet	71.50 SF @	3.70 =	264.55



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Master Bath

Height: 9'

Door	2' 4" X 6' 8"	Opens into MASTER_BEDRO		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
143. Interior door - Detach & reset - slab only		1.00 EA @	23.95 =	23.95
Ceiling				
144. R&R 5/8" drywall - hung, taped, floated, ready for paint		57.65 SF @	3.88 =	223.68
Due to removing and replacing flex duct lines in ceiling				
145. Seal/prime (1 coat) then paint (2 coats) the ceiling		57.65 SF @	1.76 =	101.46
146. Heat/AC register - Mechanically attached - Detach & reset		1.00 EA @	16.76 =	16.76
147. Seal the ceiling w/latex based stain blocker - one coat		57.65 SF @	0.82 =	47.27
148. Paint the ceiling - one coat		57.65 SF @	0.89 =	51.31
Walls				
149. Seal the walls w/latex based stain blocker - one coat		282.00 SF @	0.82 =	231.24
150. Paint the walls - two coats		282.00 SF @	1.31 =	369.42
151. Paint baseboard - two coats		30.73 LF @	1.96 =	60.23
152. Paint door/window trim & jamb - 2 coats (per side)		2.00 EA @	42.67 =	85.34
153. Paint window stool and apron - 1 coat		6.00 LF @	3.64 =	21.84
154. Paint door slab only - 2 coats (per side)		2.00 EA @	50.67 =	101.34
155. Mirror - plate glass - Detach & reset		12.00 SF @	6.26 =	75.12
156. Detach & Reset Bath accessory		2.00 EA @	17.17 =	34.34

Stairs

Height: 17'

Missing Wall	3' 5" X 17"	Opens into LIVING_ROOM		
Door	2' 4" X 6' 8"	Opens into HALLWAY		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
Ceiling				
157. R&R 5/8" drywall - hung, taped, floated, ready for paint		33.88 SF @	3.88 =	131.45
158. Seal/prime (1 coat) then paint (2 coats) the ceiling		33.88 SF @	1.76 =	59.63
159. Paint the ceiling - one coat		33.88 SF @	0.89 =	30.15
Walls				
160. Seal the walls w/latex based stain blocker - one coat		275.25 SF @	0.82 =	225.71
161. Paint the walls - two coats		275.25 SF @	1.31 =	360.58
162. Paint baseboard - two coats		29.35 LF @	1.96 =	57.53
163. Paint stair skirt/apron		38.00 LF @	7.92 =	300.96
Flooring				
164. Remove Carpet		66.48 SF @	0.36 =	23.93
165. Carpet		93.33 SF @	3.70 =	345.32



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CONTINUED - Stairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
166. R&R Carpet pad	66.48 SF @	0.81 =	53.85
167. Step charge for "tucked" carpet installation - High grade	14.00 EA @	13.96 =	195.44

Upstairs

Upstairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
HVAC			
168. Heat, Vent, & Air Conditioning (Bid Item) <i>To replace the upstairs air handler/furnace and all ductwork.</i>	1.00 EA @	17,994.00 =	17,994.00
169. R&R Thermostat - High grade	1.00 EA @	147.77 =	147.77
Cleaning			
170. Final cleaning - construction - Residential	967.71 SF @	0.45 =	435.47
Electrical			
171. Rewire\wire - avg. residence - boxes & wiring <i>For the kitchen area.</i>	967.71 SF @	5.02 =	4,857.90
172. R&R Circuit breaker - arc-fault circuit-interrupter (AFCI)	6.00 EA @	108.55 =	651.30
173. R&R Disconnect box - 60 amp - non fused <i>For the upstairs air handler/furnace.</i>	1.00 EA @	248.62 =	248.62
174. R&R Switch	14.00 EA @	28.15 =	394.10
175. R&R Switch - 3 way	2.00 EA @	39.11 =	78.22
176. R&R Outlet	26.00 EA @	27.38 =	711.88
177. R&R Outlet or switch cover	36.00 EA @	4.87 =	175.32
178. R&R Bathroom ventilation fan w/light	1.00 EA @	210.61 =	210.61
179. R&R Smoke detector	3.00 EA @	91.22 =	273.66
180. R&R Carbon monoxide detector	1.00 EA @	101.58 =	101.58
181. R&R Light fixture	6.00 EA @	94.95 =	569.70

Landing

Height: 8'

Missing Wall - Goes to Ceiling

10' 2" X 5'

Opens into STAIRS



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Door	2' 6" X 6' 8"	Opens into BEDROOM_3
Door	2' 7" X 6' 8"	Opens into BEDROOM_2
Door	2' 4" X 6' 8"	Opens into BATHROOM
Door	2' 8" X 6' 8"	Opens into BEDROOM_1
Door	2' 8" X 6' 8"	Opens into BONUS_ROOM
Missing Wall	3' 4" X 8'	Opens into STAIRS

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Ceiling			
182. Cold air return cover - Detach & reset	1.00 EA @	22.88 =	22.88
183. R&R 5/8" drywall - hung, taped, floated, ready for paint	92.36 SF @	3.88 =	358.36
184. Seal/prime (1 coat) then paint (2 coats) the ceiling	92.36 SF @	1.76 =	162.55
185. R&R Recessed light fixture	2.00 EA @	171.90 =	343.80
186. R&R Smoke detector	1.00 EA @	91.22 =	91.22
Walls			
187. Seal the walls w/latex based stain blocker - one coat	259.04 SF @	0.82 =	212.41
188. Paint the walls - two coats	259.04 SF @	1.31 =	339.34
189. R&R Baseboard - 5 1/4"	36.61 LF @	6.00 =	219.66
190. Paint baseboard - two coats	36.61 LF @	1.96 =	71.76
191. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA @	42.67 =	213.35
Flooring			
192. Remove Carpet	92.36 SF @	0.36 =	33.25
193. R&R Carpet pad	92.36 SF @	0.81 =	74.81
194. Carpet	127.75 SF @	3.70 =	472.68

Bathroom		Height: 8'
Door	2' 4" X 6' 8"	Opens into LANDING
Subroom: Tub Room (2)		Height: 8'
Door	2' 4" X 6' 8"	Opens into BATHROOM
Subroom: Linen Closet (1)		Height: 8'
Door	2' 2" X 6' 8"	Opens into BATHROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Ceiling			
195. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA @	16.76 =	16.76
196. R&R 5/8" drywall - hung, taped, floated, ready for paint	71.05 SF @	3.88 =	275.68
197. Seal/prime (1 coat) then paint (2 coats) the ceiling	71.05 SF @	1.76 =	125.05
198. R&R Recessed light fixture	1.00 EA @	171.90 =	171.90
Walls			



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CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
199. R&R 1/2" drywall - hung, taped, floated, ready for paint <i>For the rear and right elevation walls only.</i>	399.11 SF @	3.72 =	1,484.69
200. R&R Batt insulation - 4" - R15 - paper / foil faced <i>For the exterior walls only.</i>	54.00 SF @	1.80 =	97.20
201. R&R Interior door unit	1.00 EA @	356.81 =	356.81
202. R&R Door knob - interior	1.00 EA @	58.35 =	58.35
203. Seal the walls w/latex based stain blocker - one coat	399.11 SF @	0.82 =	327.27
204. Paint the walls - two coats	399.11 SF @	1.31 =	522.83
205. Paint baseboard - two coats	48.00 LF @	1.96 =	94.08
206. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA @	42.67 =	213.35
207. Paint door slab only - 2 coats (per side)	6.00 EA @	50.67 =	304.02
208. Mirror - plate glass - Detach & reset	20.25 SF @	6.26 =	126.77
209. Detach & Reset Bath accessory	2.00 EA @	17.17 =	34.34
210. Shelving - wire (vinyl coated) - Detach & reset	20.00 LF @	10.13 =	202.60

Bedroom 1

Height: 8'

Door	2' 8" X 6' 8"	Opens into LANDING
Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior

Subroom: Closet (1)

Height: 8'

Door	2' 6" X 6' 8"	Opens into BEDROOM_1
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
211. Interior door - Detach & reset - slab only ***Ceiling***	2.00 EA @	23.95 =	47.90
212. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA @	16.76 =	16.76
213. R&R 5/8" drywall - hung, taped, floated, ready for paint	227.51 SF @	3.88 =	882.74
214. Seal/prime (1 coat) then paint (2 coats) the ceiling	227.51 SF @	1.76 =	400.42
215. R&R Light fixture	2.00 EA @	94.95 =	189.90
216. R&R Smoke detector ***Walls***	1.00 EA @	91.22 =	91.22
217. R&R 1/2" drywall - hung, taped, floated, ready for paint	570.22 SF @	3.72 =	2,121.22



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CONTINUED - Bedroom 1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<i>For the rear and right elevation walls only.</i>			
218. R&R Batt insulation - 4" - R15 - paper / foil faced	285.11 SF @	1.80 =	513.20
<i>For the exterior walls only.</i>			
219. Seal the walls w/latex based stain blocker - one coat	570.22 SF @	0.82 =	467.58
220. Paint the walls - two coats	570.22 SF @	1.31 =	746.99
221. R&R Interior door unit	2.00 EA @	356.81 =	713.62
222. Door knob - interior	2.00 EA @	41.79 =	83.58
223. Casing - 2 1/4"	22.00 LF @	2.55 =	56.10
<i>Window casings.</i>			
224. Window stool & apron	6.00 LF @	9.02 =	54.12
225. Baseboard - 5 1/4"	72.67 LF @	5.33 =	387.33
226. Paint baseboard - two coats	72.67 LF @	1.96 =	142.43
227. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA @	42.67 =	128.01
228. Seal & paint window stool and apron	6.00 LF @	5.42 =	32.52
229. Paint door slab only - 2 coats (per side)	4.00 EA @	50.67 =	202.68
230. Shelving - wire (vinyl coated) - Detach & reset	22.00 LF @	10.13 =	222.86
Flooring			
231. Remove Carpet	227.51 SF @	0.36 =	81.90
232. R&R Carpet pad	227.51 SF @	0.81 =	184.28
233. Carpet	266.58 SF @	3.70 =	986.35

Bedroom 2

Height: 8'

Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Door	2' 7" X 6' 8"	Opens into LANDING

Subroom: Closet (1)

Height: 8'

Door	4' 11" X 6' 8"	Opens into BEDROOM_2
-------------	-----------------------	-----------------------------

DESCRIPTION	QTY	UNIT PRICE	TOTAL
234. Interior door - Detach & reset - slab only	3.00 EA @	23.95 =	71.85
235. Rewire\wire - avg. residence - boxes & wiring	183.24 SF @	5.02 =	919.86
Ceiling			



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CONTINUED - Bedroom 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
236. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA @	16.76 =	16.76
237. R&R 5/8" drywall - hung, taped, floated, ready for paint	183.24 SF @	3.88 =	710.97
238. Seal/prime (1 coat) then paint (2 coats) the ceiling	183.24 SF @	1.76 =	322.50
239. R&R Light fixture	2.00 EA @	94.95 =	189.90
240. R&R Smoke detector	1.00 EA @	91.22 =	91.22
Walls			
241. R&R 1/2" drywall - hung, taped, floated, ready for paint <i>For the rear and right elevation walls only.</i>	486.56 SF @	3.72 =	1,810.01
242. R&R Batt insulation - 4" - R15 - paper / foil faced	243.28 SF @	1.80 =	437.90
243. R&R Stud wall - 2" x 4" x 8' - 16" oc	25.58 LF @	26.04 =	666.11
244. Seal the walls w/latex based stain blocker - one coat	486.56 SF @	0.82 =	398.98
245. Paint the walls - two coats	486.56 SF @	1.31 =	637.39
246. R&R Interior door unit	1.00 EA @	356.81 =	356.81
247. R&R Interior double door - Colonist - pre-hung unit	1.00 EA @	623.31 =	623.31
248. Door knob - interior	1.00 EA @	41.79 =	41.79
249. Door dummy knob - interior	2.00 EA @	25.49 =	50.98
250. R&R Casing - 2 1/4"	22.00 LF @	3.22 =	70.84
Window casings.			
251. R&R Window stool & apron	6.00 LF @	10.02 =	60.12
252. R&R Baseboard - 5 1/4"	61.42 LF @	6.00 =	368.52
253. Paint baseboard - two coats	61.42 LF @	1.96 =	120.38
254. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA @	42.67 =	128.01
255. Paint door slab only - 2 coats (per side)	6.00 EA @	50.67 =	304.02
256. Seal & paint window stool and apron	6.00 LF @	5.42 =	32.52
257. Shelving - wire (vinyl coated) - Detach & reset	6.00 LF @	10.13 =	60.78
Windows			
258. R&R Vinyl window - double hung, 13-19 sf	2.00 EA @	440.52 =	881.04
259. Additional charge for a retrofit window, 12-23 sf	2.00 EA @	131.50 =	263.00
260. Add on for grid (double or triple glazed windows)	12.00 SF @	6.08 =	72.96
For the upper part of 2 windows.			
261. Add on for "Low E" glass	24.00 SF @	5.47 =	131.28
For 2 windows.			
Flooring			
262. Remove Carpet	169.41 SF @	0.36 =	60.99
263. R&R Carpet pad	183.24 SF @	0.81 =	148.43



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CONTINUED - Bedroom 2

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, TOTAL. Row 1: 264. Carpet, 203.08 SF @, 3.70 =, 751.40

Bedroom 3

Height: 8'

Table with 3 columns: DESCRIPTION, QTY, UNIT PRICE. Rows: Window 2' 8" X 4' Opens into Exterior; Window 2' 8" X 4' Opens into Exterior; Door 2' 6" X 6' 8" Opens into LANDING

Subroom: Closet (1)

Height: 8'

Table with 3 columns: DESCRIPTION, QTY, UNIT PRICE. Row: Door 4' 2" X 6' 8" Opens into BEDROOM_3

Main table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, TOTAL. Rows 265-282 detailing interior door, ceiling, walls, insulation, and window casings.



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CONTINUED - Bedroom 3

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, TOTAL. Rows include items 283-289 such as 'Paint door/window trim & jamb - 2 coats (per side)', 'Remove Carpet', and 'R&R Carpet pad'.

Bonus Room

Height: Attic

Window 2' 8" X 4' Opens into Exterior
Door 2' 8" X 6' 8" Opens into LANDING

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, TOTAL. Rows include items 290-301 such as 'Seal the ceiling w/latex based stain blocker - one coat', 'Paint the walls - two coats', and 'Remove Carpet'.



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Attic/Framing

Attic/Framing			Height: Peaked
DESCRIPTION	QTY	UNIT PRICE	TOTAL
302. Crane and operator - 14 ton capacity - 65' extension boom	24.00 HR @	125.00 =	3,000.00
<i>For the crane and operator on site. Based on 3 days @ 8 hours per day.</i>			
303. Material Only Truss - 8/12 slope	728.00 LF @	6.08 =	4,426.24
304. 2" x 4" x 20' #2 & better Fir / Larch (material only)	12.00 EA @	14.14 =	169.68
305. 2" x 4" x 18' #2 & better Fir / Larch (material only)	8.00 EA @	12.25 =	98.00
306. 2" x 4" x 16' #2 & better Fir / Larch (material only)	8.00 EA @	9.59 =	76.72
307. 2" x 4" x 14' #2 & better Fir / Larch (material only)	8.00 EA @	8.51 =	68.08
308. 2" x 4" x 12' #2 & better Fir / Larch (material only)	8.00 EA @	7.28 =	58.24
309. 2" x 4" x 10' #2 & better Fir / Larch (material only)	8.00 EA @	6.04 =	48.32
310. Carpenter - General Framer - per hour	128.00 HR @	88.12 =	11,279.36
<i>4 framers for 8 hours each for 4 days. To remove the existing trusses and replace with new. Also to brace the existing walls when the trusses are removed to prevent the walls from 'bowing'. Also to brace the trusses as they are being installed to ensure they are straight and consistent.</i>			
311. R&R Framing/truss hurricane strap	48.00 EA @	14.81 =	710.88
312. R&R Blown-in insulation - 14" depth - R38	1,100.00 SF @	3.03 =	3,333.00
313. Light fixture	1.00 EA @	83.90 =	83.90
314. Rewire\wire - avg. residence - boxes & wiring	200.00 SF @	5.02 =	1,004.00
<i>For attic HVAC.</i>			

Back Covered Patio

DESCRIPTION	QTY	UNIT PRICE	TOTAL
315. General Demolition - per hour	24.00 HR @	60.04 =	1,440.96
<i>3 techs for 8 hours each to demo and clean up debris from damaged back covered porch.</i>			
316. Truss - 4/12 slope	120.00 LF @	9.24 =	1,108.80
317. 2" x 12" x 16' #2 & better Fir / Larch (material only)	4.00 EA @	33.73 =	134.92
318. 4" x 4" x 12' - treated lumber post - material only	2.00 EA @	19.78 =	39.56
319. Post anchor - 4"	2.00 EA @	29.48 =	58.96
320. Framing/truss hurricane strap	24.00 EA @	12.60 =	302.40
321. Carpenter - General Framer - per hour	48.00 HR @	88.12 =	4,229.76
<i>3 framers @ 8 hours each for 2 days to frame & support the rear covered patio.</i>			
<i>***Soffit & Fascia***</i>			
322. Soffit - box framing - 2' overhang	36.00 LF @	6.73 =	242.28
<i>Upper main structure of the home, and lower right bay window of the kitchen.</i>			
323. Soffit - vinyl	217.00 SF @	5.29 =	1,147.93
<i>For the exterior soffit area along with the porch ceiling.</i>			
324. Fascia - 1" x 6" - #2 pine	36.00 LF @	6.00 =	216.00



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CONTINUED - Back Covered Patio

DESCRIPTION	QTY	UNIT PRICE	TOTAL
325. Wrap custom fascia with aluminum (PER LF)	36.00 LF @	15.26 =	549.36
326. Siding - vinyl	29.00 SF @	4.19 =	121.51
Electrical			
327. 110 volt copper wiring run, box and outlet	2.00 EA @	98.93 =	197.86
328. Ceiling fan & light	1.00 EA @	428.31 =	428.31
329. Clean with pressure/chemical spray - Heavy	1.00 SF @	0.64 =	0.64
330. R&R Wood column - 8" diameter	LF @	62.10 =	0.00

Exterior Repairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Siding			
331. R&R Siding - vinyl	1,063.00 SF @	4.76 =	5,059.88
<i>For the Right and Rear elevations.</i>			
332. R&R House wrap (air/moisture barrier)	1,063.00 SF @	0.41 =	435.83
333. R&R Sheathing - OSB - 1/2"	256.00 SF @	2.45 =	627.20
<i>For the damaged sheathing on the rear elevation of the home.</i>			
334. Two ladders with jacks and plank (per day)	4.00 DA @	130.33 =	521.32
Soffit & Fascia			
335. R&R Soffit - box framing - 2' overhang	143.30 LF @	9.22 =	1,321.23
<i>Upper main structure of the home, and lower right bay window of the kitchen.</i>			
336. R&R Soffit - vinyl	286.60 SF @	5.68 =	1,627.88
337. R&R Fascia - 1" x 6" - #2 pine	143.30 LF @	6.44 =	922.85
338. R&R Wrap custom fascia with aluminum (PER LF)	143.30 LF @	15.93 =	2,282.77
Gutters			
339. R&R Gutter / downspout - aluminum - up to 5"	112.00 LF @	9.18 =	1,028.16
<i>For the rear elevation and the covered porch areas.</i>			

**Roof Structure
Source - Hover**



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Roof

Roof1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
340. Remove Laminated - comp. shingle rfg. - w/ felt	24.85 SQ @	70.73 =	1,757.64
341. Laminated - comp. shingle rfg. - w/ felt	27.67 SQ @	290.54 =	8,039.24
342. Remove Additional charge for high roof (2 stories or greater)	17.19 SQ @	7.00 =	120.33
<i>For slopes F1, F2, F3, F4, F7 only.</i>			
343. Additional charge for high roof (2 stories or greater)	17.19 SQ @	21.85 =	375.60
<i>For slopes F1, F2, F3, F4, F7 only.</i>			
344. Remove Additional charge for steep roof - 7/12 to 9/12 slope	23.26 SQ @	18.53 =	431.01
<i>All slopes except rear covered patio roof.</i>			
345. Additional charge for steep roof - 7/12 to 9/12 slope	23.26 SQ @	49.47 =	1,150.67
<i>All slopes except rear covered patio roof.</i>			
346. Asphalt starter - universal starter course	342.66 LF @	2.08 =	712.73
347. Continuous ridge vent - shingle-over style	91.02 LF @	10.41 =	947.52
348. Hip / Ridge cap - High profile - composition shingles	91.02 LF @	6.80 =	618.94
349. Flashing - pipe jack	3.00 EA @	51.86 =	155.58
350. Drip edge	342.66 LF @	2.93 =	1,003.99
351. R&R Sheathing - OSB - 1/2"	1,194.00 SF @	2.90 =	3,462.60
<i>For slopes F1 & F2 along with the rear covered patio roof.</i>			

Grand Total Areas:

9,138.46 SF Walls	3,450.27 SF Ceiling	12,588.73 SF Walls and Ceiling
3,206.19 SF Floor	356.24 SY Flooring	1,220.79 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	937.99 LF Ceil. Perimeter
3,206.19 Floor Area	3,424.38 Total Area	5,738.87 Interior Wall Area
6,155.68 Exterior Wall Area	871.67 Exterior Perimeter of Walls	
2,485.11 Surface Area	24.85 Number of Squares	342.66 Total Perimeter Length
91.02 Total Ridge Length	23.96 Total Hip Length	



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Summary

Line Item Total	175,471.30
Material Sales Tax	3,362.72
Subtotal	178,834.02
Overhead	17,883.67
Profit	17,883.67
Replacement Cost Value	\$214,601.36
Net Claim	\$214,601.36

Kenny Stewart



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7.25%)	Laundry & D/C Tax (7.25%)	Manuf. Home Tax (4.75%)	Storage Rental Tax (7.25%)	Local Food Tax (2%)
Line Items	17,883.67	17,883.67	3,362.72	0.00	0.00	0.00	0.00
Total	17,883.67	17,883.67	3,362.72	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: COTTON_SHAYNA_REP1
General Conditions

3,984.00 2.27%

Area: Cotton, Shayna

Area: Main Level

5,790.88 3.30%

Living Room	4,310.51	2.46%
Kitchen	16,249.43	9.26%
Pantry	594.33	0.34%
Hallway	3,341.62	1.90%
Laundry Room	1,308.73	0.75%
Half Bath	1,729.60	0.99%
Master Bedroom	3,244.56	1.85%
Master Closet	1,568.06	0.89%
Master Bath	1,443.30	0.82%
Stairs	1,784.55	1.02%

Area Subtotal: Main Level 41,365.57 23.57%

Area: Upstairs

26,850.13 15.30%

Landing	2,616.07	1.49%
Bathroom	4,411.70	2.51%
Bedroom 1	8,753.71	4.99%
Bedroom 2	10,800.63	6.16%
Bedroom 3	6,766.73	3.86%
Bonus Room	2,744.12	1.56%

Area Subtotal: Upstairs 62,943.09 35.87%

Area: Attic/Framing

Attic/Framing 24,356.42 13.88%

Area Subtotal: Attic/Framing 24,356.42 13.88%

Back Covered Patio 10,219.25 5.82%

Exterior Repairs 13,827.12 7.88%

Area Subtotal: Cotton, Shayna 152,711.45 87.03%

Area: Roof Structure

Area: Source - Hover

Area: Roof



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Roof1	18,775.85	10.70%
<hr/>	<hr/>	<hr/>
Area Subtotal: Roof	18,775.85	10.70%
<hr/>	<hr/>	<hr/>
Area Subtotal: Source - Hover	18,775.85	10.70%
<hr/>	<hr/>	<hr/>
Area Subtotal: Roof Structure	18,775.85	10.70%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	175,471.30	100.00%
<hr/>	<hr/>	<hr/>
Total	175,471.30	100.00%



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Recap by Category

O&P Items	Total	%
APPLIANCES	523.79	0.24%
CABINETRY	3,804.78	1.77%
CLEANING	1,944.60	0.91%
CONCRETE & ASPHALT	58.96	0.03%
GENERAL DEMOLITION	16,195.78	7.55%
DOORS	3,137.07	1.46%
DRYWALL	13,851.63	6.45%
ELECTRICAL	12,557.43	5.85%
HEAVY EQUIPMENT	3,000.00	1.40%
FLOOR COVERING - CARPET	6,002.14	2.80%
FLOOR COVERING - WOOD	3,606.33	1.68%
FINISH CARPENTRY / TRIMWORK	3,399.46	1.58%
FINISH HARDWARE	413.93	0.19%
FRAMING & ROUGH CARPENTRY	24,376.36	11.36%
HEAT, VENT & AIR CONDITIONING	18,504.88	8.62%
INSULATION	3,467.12	1.62%
LIGHT FIXTURES	4,650.68	2.17%
MIRRORS & SHOWER DOORS	239.45	0.11%
PLUMBING	845.20	0.39%
PAINTING	18,926.79	8.82%
ROOFING	15,571.37	7.26%
SCAFFOLDING	521.32	0.24%
SIDING	4,947.53	2.31%
SOFFIT, FASCIA, & GUTTER	8,635.77	4.02%
TEMPORARY REPAIRS	1,134.00	0.53%
WINDOWS - ALUMINUM	618.53	0.29%
WINDOWS - SLIDING PATIO DOORS	2,050.30	0.96%
WINDOWS - VINYL	2,486.10	1.16%
O&P Items Subtotal	175,471.30	81.77%
Material Sales Tax	3,362.72	1.57%
Overhead	17,883.67	8.33%
Profit	17,883.67	8.33%
Total	214,601.36	100.00%



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1 1-Back-1.jpg

Taken By: HOVER



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2 2-Back-2.jpg

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3 3-Back-3.jpg

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4 4-Back-Left-1.jpg

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5 5-Back-Left-2.jpg

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6 6-Back-Right-1.jpg

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7 7-Back-Right-2.jpg

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8 8-Back-Right-3.jpg

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9 9-Front-1.jpg

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10 10-Front-2.jpg

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11 11-Front-3.jpg

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12 12-Front-4.jpg

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13 13-Front-5.jpg

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14 14-Front-6.jpg

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15 15-Front-Left-1.jpg

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16 16-Front-Left-2.jpg

Taken By: HOVER



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17 17-Front-Left-3.jpg

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18 18-Front-Left-4.jpg

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19 19-Front-Right-1.jpg

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20 20-Front-Right-2.jpg

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21 21-Left-1.jpg

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22 22-Left-2.jpg

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23 23-Left-3.jpg

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24 24-Right-1.jpg

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25 25-Right-2.jpg

Taken By: HOVER

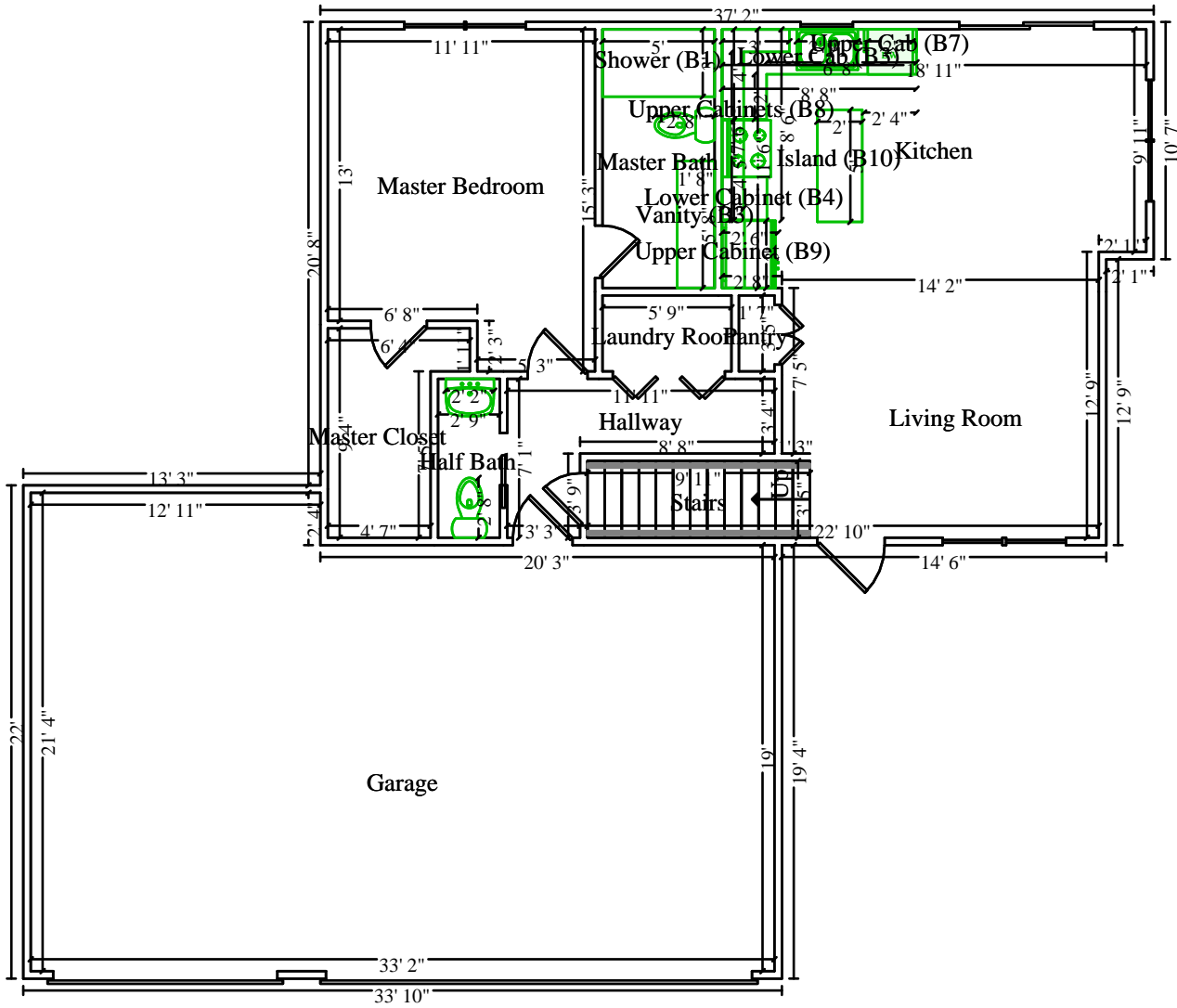


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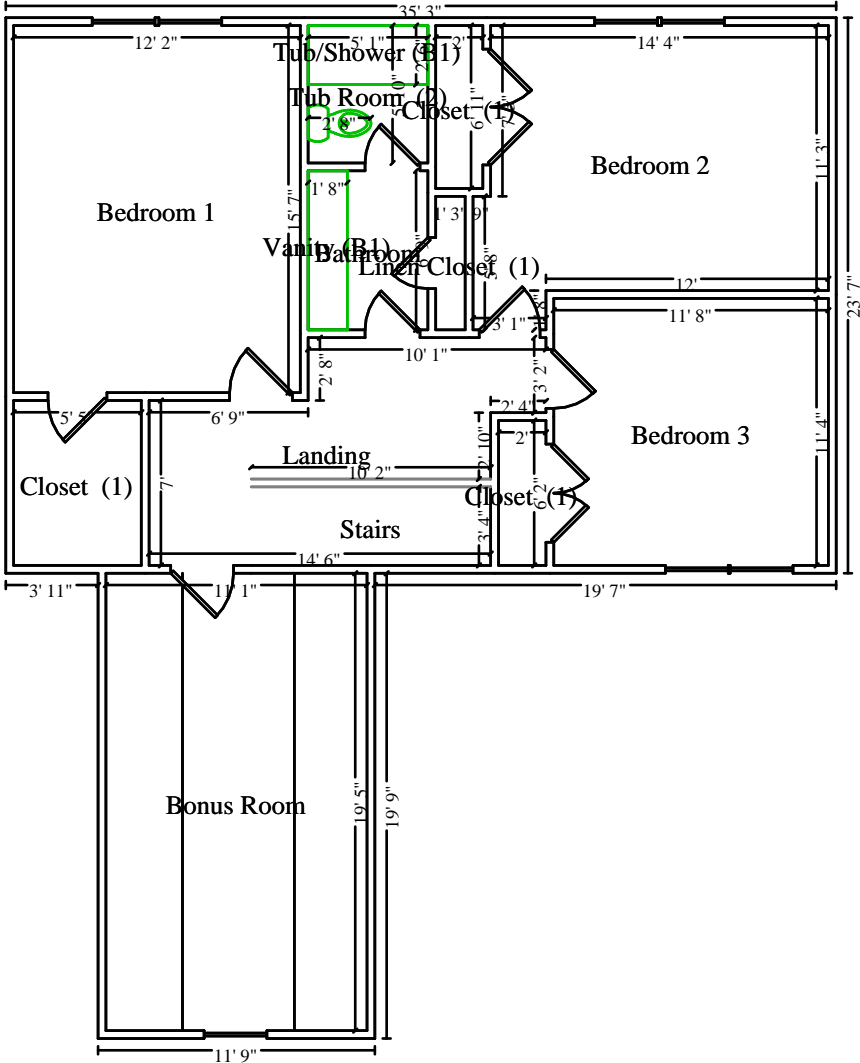


26 26-Right-3.jpg

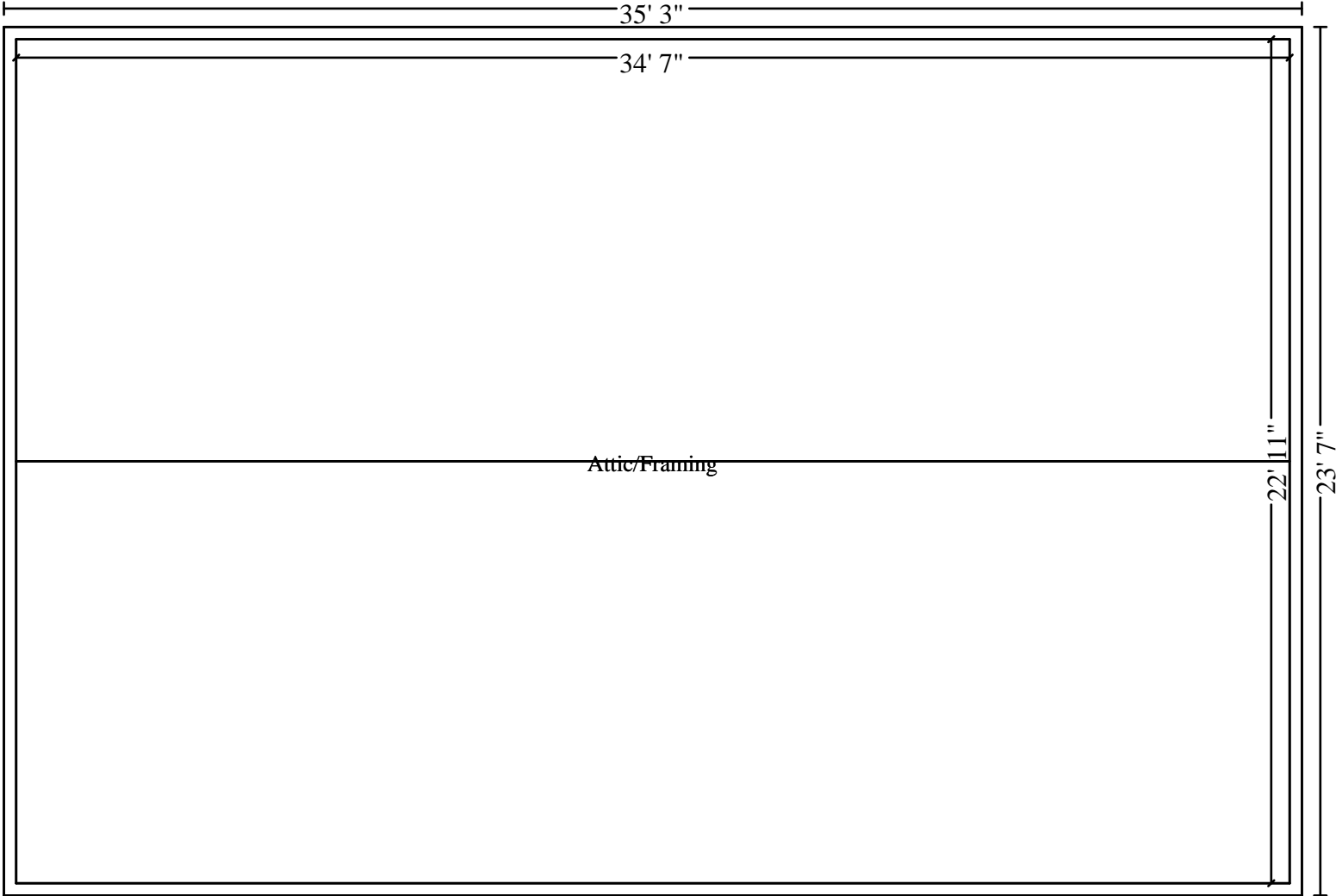
Taken By: HOVER



Main Level



Upstairs



Attic/Framing

