

Showcase Restoration

125 Drake Street, Fayetteville NC 28301
estimator2@911showcase.com
910-303-4842
ID:56-1498838

Client: Ellen Geddes
Property: 2817 Carolina Way
Sanford, NC 27332

Home: (973) 980-5973

Operator: ESTIM

Estimator: Brittany Grant
Position: Estimator
Company: Showcase Restoration
Business: 125 Drake St
Fayetteville 28301

Business: (910) 303-4842
E-mail: estimator2@911showcase.
com

Type of Estimate: Fire
Date Entered: 6/16/2025
Date Est. Completed: 6/16/2025

Date Assigned: 6/16/2025
Date Job Completed:

Price List: NCFASHOW_JUN25
Labor Efficiency: Restoration/Service/Remodel
Estimate: GEDDESREPAIR

Showcase Restoration

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Subroom: Living Room (1)

Height: Peaked



100.87 SF Walls	153.78 SF Ceiling
254.65 SF Walls & Ceiling	22.48 SF Floor
2.50 SY Flooring	15.10 LF Floor Perimeter
33.02 LF Ceil. Perimeter	

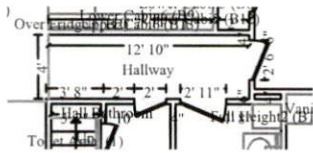
Window	5' X 5'	Opens into Exterior
Window	2' 8 1/2" X 5'	Opens into Exterior
Missing Wall	5' 3 1/2" X 9'	Opens into ENTRANCE
Missing Wall	1' 3 7/16" X 9'	Opens into ENTRANCE
Missing Wall	19' 3 1/4" X 9'	Opens into LIVING_ROOM1

DESCRIPTION	QTY
Ceiling	
76. Seal the ceiling w/PVA primer - one coat	510.04 SF
77. Paint the ceiling - one coat	510.04 SF
Walls	
78. R&R Quarter round - 3/4"	52.71 LF
79. Paint baseboard w/cap &/or shoe - two coats	52.71 LF
80. Seal the walls w/PVA primer - one coat	524.08 SF
81. Paint the walls - one coat	524.08 SF
89. Paint door slab only - 2 coats (per side)	6.00 EA
barn door, entry door, and entry closet	
88. Paint door or window opening - 2 coats (per side)	7.00 EA
4 windows, 3 door openings	
Floors	
227. R&R Pre-finished solid wood flooring	350.11 SF
225. Vapor barrier - 15# felt	350.11 SF
226. Final cleaning - construction - Residential	350.11 SF
233. Protect contents - Cover with plastic	40.00 SF

NOTES:

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Hallway

Height: 9'

218.11 SF Walls	51.84 SF Ceiling
269.95 SF Walls & Ceiling	51.84 SF Floor
5.76 SY Flooring	22.44 LF Floor Perimeter
29.90 LF Ceil. Perimeter	

Missing Wall	4' 3/8" X 9'	Opens into DINING_ROOM
Door	2' 7/16" X 6' 9 1/2"	Opens into HALL_BATHRO3
Door	2' 10 13/16" X 6' 10 5/16"	Opens into LAUNDRY
Door	2' 6 1/4" X 6' 10 5/16"	Opens into MASTER_BEDR2

DESCRIPTION

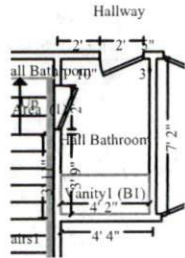
QTY

Ceiling	
92. Seal the ceiling w/PVA primer - one coat	51.84 SF
93. Paint the ceiling - one coat	51.84 SF
Walls	
94. R&R Quarter round - 3/4"	22.44 LF
95. Paint baseboard w/cap &/or shoe - two coats	22.44 LF
96. Seal the walls w/PVA primer - one coat	218.11 SF
97. Paint the walls - one coat	218.11 SF
98. Paint door slab only - 2 coats (per side) master bedroom door, laundry door, bathroom door	6.00 EA
99. Paint door or window opening - 2 coats (per side) 3 door openings	6.00 EA
167. Paint baseboard w/cap &/or shoe - one coat	22.44 LF
Floors	
228. Vapor barrier - 15# felt	51.84 SF
229. Final cleaning - construction - Residential	51.84 SF
230. R&R Pre-finished solid wood flooring	51.84 SF
232. Protect contents - Cover with plastic	40.00 SF

NOTES:

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Hall Bathroom

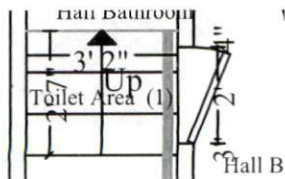
Height: 9'

176.65 SF Walls	29.69 SF Ceiling
206.34 SF Walls & Ceiling	29.69 SF Floor
3.30 SY Flooring	18.59 LF Floor Perimeter
22.62 LF Ceil. Perimeter	

Door

2' 7/16" X 6' 9 1/2"

Opens into HALLWAY



Subroom: Toilet Area (1)

Height: Sloped

41.97 SF Walls	10.14 SF Ceiling
52.11 SF Walls & Ceiling	14.43 SF Floor
1.60 SY Flooring	5.73 LF Floor Perimeter
6.37 LF Ceil. Perimeter	

Door

2' X 6' 6 3/4"

Opens into HALL_BATHRO3

Missing Wall

3' 2 3/16" X 7' 10"

Opens into HALL_BATHROO

DESCRIPTION

QTY

Ceiling

106. Seal the ceiling w/PVA primer - one coat	39.82 SF
107. Paint the ceiling - one coat	39.82 SF

Walls

108. Seal the walls w/PVA primer - one coat	218.62 SF
109. Paint the walls - one coat	218.62 SF
110. Paint baseboard w/cap &/or shoe - two coats	24.31 LF
111. Toilet tank - Detach & reset to paint behind it	1.00 EA
116. Paint door slab only - 2 coats (per side) door to the toilet	2.00 EA
117. Paint door or window opening - 2 coats (per side) 1 door opening	2.00 EA

Floors

124. Mask the floor per square foot - plastic and tape - 4 mil protect tile floor from paint	44.11 SF
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CONTINUED - Hall Bathroom

DESCRIPTION

QTY

NOTES:



Master Bedroom

Height: 9'

385.02 SF Walls	176.75 SF Ceiling
561.77 SF Walls & Ceiling	176.75 SF Floor
19.64 SY Flooring	43.77 LF Floor Perimeter
53.31 LF Ceil. Perimeter	

Window

3' X 5'

Opens into Exterior

Door

2' 6 1/4" X 6' 10 5/16"

Opens into HALLWAY

Door

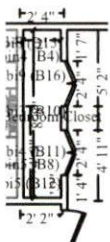
2' 4 7/16" X 6' 9 7/8"

Opens into MASTER_BATHR

Window

3' X 5'

Opens into Exterior



Subroom: Master Bedroom Closet (1)

Height: 9'

160.39 SF Walls	17.14 SF Ceiling
177.53 SF Walls & Ceiling	17.14 SF Floor
1.90 SY Flooring	16.65 LF Floor Perimeter
21.30 LF Ceil. Perimeter	

Door

2' 3 11/16" X 6' 9 1/8"

Opens into MASTER_BEDR2

Door

2' 4 1/8" X 6' 8 5/16"

Opens into MASTER_BEDR2

DESCRIPTION

QTY

Ceiling

112. Seal the ceiling w/PVA primer - one coat	193.89 SF
113. Paint the ceiling - one coat	193.89 SF

Walls

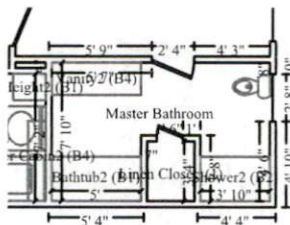
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CONTINUED - Master Bedroom

DESCRIPTION	QTY
114. Seal the walls w/PVA primer - one coat	545.41 SF
115. Paint the walls - one coat	545.41 SF
118. Paint door slab only - 2 coats (per side)	12.00 EA
2 double door closets, entry door, master bathroom door	
119. Paint door or window opening - 2 coats (per side)	10.00 EA
4 door openings, 2 windows	
120. R&R Baseboard - 3 1/4"	60.41 LF
to replace carpet	
125. Seal (1 coat) & paint (1 coat) baseboard	60.41 LF
Floors	
121. Carpet	222.97 SF
123. R&R Carpet pad	193.89 SF
231. Remove Carpet	193.89 SF

NOTES:



Master Bathroom

Height: 9'

391.33 SF Walls	83.04 SF Ceiling
474.37 SF Walls & Ceiling	83.04 SF Floor
9.23 SY Flooring	43.60 LF Floor Perimeter
47.43 LF Ceil. Perimeter	

Window

2' 8" X 3' 6"

Opens into Exterior

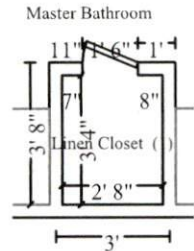
Door

2' 4 7/16" X 6' 9 7/8"

Opens into MASTER_BEDR2

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Subroom: Linen Closet (1)

Height: 9'

98.28 SF Walls	8.92 SF Ceiling
107.21 SF Walls & Ceiling	8.92 SF Floor
0.99 SY Flooring	10.57 LF Floor Perimeter
12.03 LF Ceil. Perimeter	

Door

1' 5 1/2" X 6' 10 5/16"

Opens into MASTER_BATHR

DESCRIPTION

QTY

Ceiling

126. Seal the ceiling w/PVA primer - one coat	91.96 SF
127. Paint the ceiling - one coat	91.96 SF

Walls

128. Seal the walls w/PVA primer - one coat	489.61 SF
129. Paint the walls - one coat	489.61 SF
130. Paint baseboard w/cap &/or shoe - two coats	54.17 LF
131. Toilet tank - Detach & reset to paint behind it	1.00 EA
132. Paint door slab only - 2 coats (per side) linen closet door,	2.00 EA
133. Paint door or window opening - 2 coats (per side) closet door and window	3.00 EA

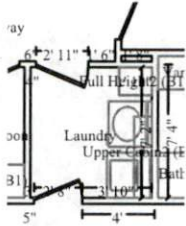
Floors

134. Mask the floor per square foot - plastic and tape - 4 mil protect tile floor from paint	91.96 SF
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NOTES:

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Laundry

Height: 9'

212.25 SF Walls	48.33 SF Ceiling
260.57 SF Walls & Ceiling	48.33 SF Floor
5.37 SY Flooring	22.25 LF Floor Perimeter
27.82 LF Ceil. Perimeter	

Door	2' 10 13/16" X 6' 10 5/16"	Opens into HALLWAY
Door	2' 8 1/16" X 6' 9 7/8"	Opens into Exterior

DESCRIPTION	QTY
144. Washer/Washing machine - Reset	1.00 EA
145. Dryer - Electric - Reset	1.00 EA
Ceiling	
135. Seal the ceiling w/PVA primer - one coat	48.33 SF
136. Paint the ceiling - one coat	48.33 SF
Walls	
137. Seal the walls w/PVA primer - one coat	212.25 SF
138. Paint the walls - one coat	212.25 SF
139. Paint baseboard w/cap &/or shoe - two coats	22.25 LF
141. Paint door slab only - 2 coats (per side)	2.00 EA
garage door	
142. Paint door or window opening - 2 coats (per side)	2.00 EA
1 door opening	
Floors	
143. Mask the floor per square foot - plastic and tape - 4 mil	48.33 SF
protect tile floor from paint	
146. Protect contents - Cover with plastic	65.00 SF
cover cabinets during repair	

NOTES:

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Kitchen

Height: 9'

238.17 SF Walls	91.43 SF Ceiling
329.59 SF Walls & Ceiling	91.43 SF Floor
10.16 SY Flooring	22.88 LF Floor Perimeter
29.76 LF Ceil. Perimeter	

Window

3' X 3'

Opens into Exterior



Subroom: Dining Room (1)

Height: 9'

170.77 SF Walls	166.18 SF Ceiling
336.95 SF Walls & Ceiling	166.18 SF Floor
18.46 SY Flooring	20.76 LF Floor Perimeter
25.38 LF Ceil. Perimeter	

Door

1' 11 3/4" X 6' 6 3/4"

Opens into PANTRY

Window

3' 2" X 4' 6"

Opens into Exterior

Missing Wall

13' 1/4" X 9'

Opens into LIVING_ROOM1

Missing Wall

4' 3/8" X 9'

Opens into HALLWAY

Missing Wall

8' 8 1/16" X 9'

Opens into KITCHEN

Window

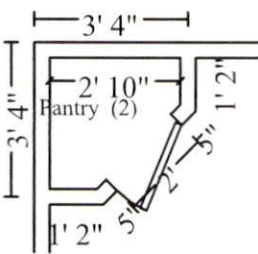
3' X 4' 6"

Opens into Exterior

Door

2' 7 3/4" X 6' 9 1/2"

Opens into Exterior



Subroom: Pantry (2)

Height: 9'

79.09 SF Walls	6.33 SF Ceiling
85.42 SF Walls & Ceiling	6.33 SF Floor
0.70 SY Flooring	8.25 LF Floor Perimeter
10.23 LF Ceil. Perimeter	

Door

1' 11 3/4" X 6' 6 3/4"

Opens into DINING_ROOM

DESCRIPTION

QTY

Ceiling

36. R&R 5/8" drywall - hung, taped, ready for texture COL area	64.00 SF
37. Tape joint for new to existing drywall - per LF	24.00 LF
26. Seal the ceiling w/PVA primer - one coat	263.93 SF
28. Paint the ceiling - one coat	263.93 SF

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CONTINUED - Kitchen

DESCRIPTION	QTY
38. Texture drywall - heavy hand texture	263.93 SF
29. R&R Light fixture	1.00 EA
Walls	
33. R&R 1/2" drywall - hung, taped, with smooth wall finish	64.00 SF
COL area	
35. Tape joint for new to existing drywall - per LF	24.00 LF
39. R&R Cabinetry - upper (wall) units	21.41 LF
41. R&R Cabinetry - lower (base) units	18.21 LF
42. R&R Countertop - solid surface	34.40 SF
heavily stained around over area, cannot be reset	
43. R&R Cabinet knob or pull	19.00 EA
44. R&R Range - freestanding - electric	1.00 EA
45. R&R Microwave oven - over range w/built-in hood	1.00 EA
46. Refrigerator - Remove & reset	1.00 EA
48. Dishwasher - Detach & reset	1.00 EA
50. Sink - double basin - Detach & reset	1.00 EA
51. Install Sink faucet - Kitchen	1.00 EA
60. R&R Baseboard - 3 1/4"	51.88 LF
62. R&R Quarter round - 3/4"	51.88 LF
63. Paint baseboard w/cap &/or shoe - two coats	51.88 LF
90. Paint door slab only - 2 coats (per side)	3.00 EA
entry door and pantry door	
91. Paint door or window opening - 2 coats (per side)	5.00 EA
4 windows, 3 door openings	
Floors	
223. Pre-finished solid wood flooring	263.93 SF
220. Remove Pre-finished solid wood flooring	233.93 SF
221. Vapor barrier - 15# felt	263.93 SF
222. Final cleaning - construction - Residential	263.93 SF

Showcase Restoration

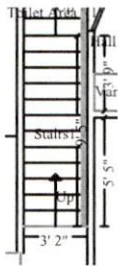
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CONTINUED - Kitchen

DESCRIPTION

QTY

NOTES:



Stairs1

Height: Sloped

158.72 SF Walls	37.28 SF Ceiling
196.00 SF Walls & Ceiling	57.43 SF Floor
6.38 SY Flooring	24.10 LF Floor Perimeter
23.44 LF Ceil. Perimeter	

Missing Wall

3' 2 3/16" X 9'

Opens into ENTRANCE

DESCRIPTION

QTY

Ceiling

150. Seal the ceiling w/PVA primer - one coat	37.28 SF
151. Paint the ceiling - one coat	37.28 SF
156. Additional cost for high wall or ceiling - 11' to 14'	37.28 SF

Walls

152. Seal the walls w/PVA primer - one coat	158.72 SF
153. Paint the walls - one coat	158.72 SF
154. Paint stair skirt/apron	29.20 LF
155. Additional cost for high wall or ceiling - 11' to 14'	158.72 SF
157. Handrail - wall mounted - Detach & reset	14.60 LF
to paint behind it	

Floors

147. Remove Carpet	57.43 SF
224. Carpet	66.05 SF
148. R&R Carpet pad	57.43 SF
149. Step charge for "tucked" carpet installation - High grade	15.00 EA

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CONTINUED - Stairs1

DESCRIPTION

QTY

NOTES:

2nd Floor



Hallway

Height: 8'

237.31 SF Walls
319.30 SF Walls & Ceiling
9.11 SY Flooring
39.75 LF Ceil. Perimeter

81.99 SF Ceiling
81.99 SF Floor
27.85 LF Floor Perimeter

Door

2' 7 7/8" X 6' 11 1/16"

Opens into BEDROOM_2

Missing Wall

11 5/16" X 8'

Opens into HALLWAY

Door

2' 3 1/16" X 6' 10 5/16"

Opens into Exterior

Door

2' 5 9/16" X 6' 6 3/4"

Opens into BONUS_ROOM

Door

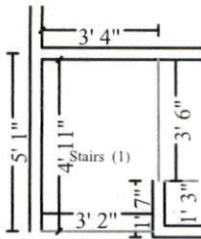
1' 11 15/16" X 6' 9 1/8"

Opens into HALL_BATHRO2

Door

2' 6 7/16" X 6' 9 1/2"

Opens into BEDROOM



Subroom: Stairs (1)

Height: 8'

79.00 SF Walls
95.21 SF Walls & Ceiling
1.80 SY Flooring
9.88 LF Ceil. Perimeter

16.21 SF Ceiling
16.21 SF Floor
9.88 LF Floor Perimeter

Missing Wall

3' 2 1/8" X 8'

Opens into Exterior

Missing Wall

3' 5 11/16" X 8'

Opens into HALLWAY

DESCRIPTION

QTY

Ceiling

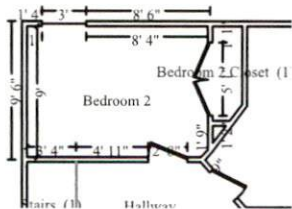
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CONTINUED - Hallway

DESCRIPTION	QTY
158. Seal the ceiling w/PVA primer - one coat	98.19 SF
159. Paint the ceiling - one coat	98.19 SF
Walls	
160. R&R Quarter round - 3/4"	37.72 LF
161. Paint baseboard w/cap &/or shoe - two coats	37.72 LF
162. Seal the walls w/PVA primer - one coat	316.32 SF
163. Paint the walls - one coat	316.32 SF
164. Paint door slab only - 2 coats (per side) 4 bedroom doors, 1 bathroom door	10.00 EA
165. Paint door or window opening - 2 coats (per side) 4 bedroom doors, 1 bathroom door	10.00 EA
166. Paint baseboard w/cap &/or shoe - one coat	37.72 LF
Floors	
168. Mask the floor per square foot - plastic and tape - 4 mil protect hardwood floors from paint	98.19 SF

NOTES:



Bedroom 2

Height: 8'

271.49 SF Walls	111.03 SF Ceiling
382.52 SF Walls & Ceiling	111.03 SF Floor
12.34 SY Flooring	34.69 LF Floor Perimeter
42.40 LF Ceil. Perimeter	

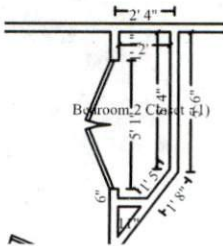
Door
Window

2' 7 7/8" X 6' 11 1/16"
3' X 5'

Opens into HALLWAY
Opens into Exterior

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Subroom: Bedroom 2 Closet (1)

Height: 8'

97.80 SF Walls
110.56 SF Walls & Ceiling
1.42 SY Flooring
16.51 LF Ceil. Perimeter

12.76 SF Ceiling
12.76 SF Floor
11.46 LF Floor Perimeter

Door

5' 5/8" X 6' 9 1/2"

Opens into BEDROOM_2

DESCRIPTION

QTY

Ceiling

169. Seal the ceiling w/PVA primer - one coat	123.79 SF
170. Paint the ceiling - one coat	123.79 SF

Walls

172. Paint baseboard w/cap &/or shoe - two coats	46.15 LF
173. Seal the walls w/PVA primer - one coat	369.29 SF
174. Paint the walls - one coat	369.29 SF
175. Paint door slab only - 2 coats (per side) double closet door	4.00 EA
176. Paint door or window opening - 2 coats (per side) closet door and window	3.00 EA
179. Paint baseboard - one coat	46.15 LF

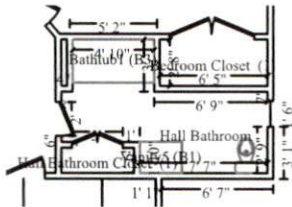
Floors

180. Floor protection - self-adhesive plastic film protect carpet from paint	123.79 SF
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Hall Bathroom

Height: 8'

282.19 SF Walls	64.34 SF Ceiling
346.54 SF Walls & Ceiling	64.34 SF Floor
7.15 SY Flooring	34.99 LF Floor Perimeter
39.99 LF Ceil. Perimeter	

Window

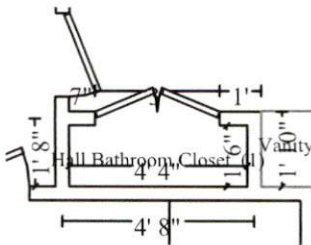
1' 6" X 3'

Opens into Exterior

Door

1' 11 15/16" X 6' 9 1/8"

Opens into HALLWAY



Subroom: Hall Bathroom Closet (1)

Height: 8'

72.77 SF Walls	6.37 SF Ceiling
79.14 SF Walls & Ceiling	6.37 SF Floor
0.71 SY Flooring	8.56 LF Floor Perimeter
11.57 LF Ceil. Perimeter	

Door

3' 1/8" X 6' 6 3/4"

Opens into HALL_BATHRO2

DESCRIPTION

QTY

Ceiling

181. Seal the ceiling w/PVA primer - one coat	70.72 SF
182. Paint the ceiling - one coat	70.72 SF

Walls

183. Seal the walls w/PVA primer - one coat	354.97 SF
184. Paint the walls - one coat	354.97 SF
185. Paint baseboard w/cap &/or shoe - two coats	43.54 LF
186. Toilet tank - Detach & reset	1.00 EA
to paint behind it	
187. Paint door slab only - 2 coats (per side)	2.00 EA
door to the toilet	
188. Paint door or window opening - 2 coats (per side)	2.00 EA
1 door opening	

Floors

189. Mask the floor per square foot - plastic and tape - 4 mil	70.72 SF
protect tile floor from paint	

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CONTINUED - Hall Bathroom

DESCRIPTION

QTY

NOTES:



Bedroom

Height: 8'

344.60 SF Walls	161.52 SF Ceiling
506.12 SF Walls & Ceiling	161.52 SF Floor
17.95 SY Flooring	43.81 LF Floor Perimeter
51.35 LF Ceil. Perimeter	

Window

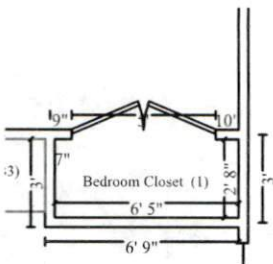
3' X 5'

Opens into Exterior

Door

2' 6 7/16" X 6' 9 1/2"

Opens into HALLWAY



Subroom: Bedroom Closet (1)

Height: 8'

111.16 SF Walls	17.19 SF Ceiling
128.35 SF Walls & Ceiling	17.19 SF Floor
1.91 SY Flooring	13.14 LF Floor Perimeter
18.15 LF Ceil. Perimeter	

Door

5' 1/8" X 6' 9 1/2"

Opens into BEDROOM

DESCRIPTION

QTY

Ceiling

190. Seal the ceiling w/PVA primer - one coat	178.71 SF
191. Paint the ceiling - one coat	178.71 SF

Walls

192. Paint baseboard w/cap &/or shoe - two coats	56.95 LF
193. Seal the walls w/PVA primer - one coat	455.76 SF
194. Paint the walls - one coat	455.76 SF

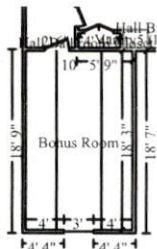
Showcase Restoration

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estimator2@911showcase.com
910-303-4842
ID:56-1498838

CONTINUED - Bedroom

DESCRIPTION	QTY
195. Paint door slab only - 2 coats (per side) double closet door	4.00 EA
196. Paint door or window opening - 2 coats (per side) closet door and window	3.00 EA
197. Paint baseboard - one coat	56.95 LF
Floors	
198. Floor protection - self-adhesive plastic film protect carpet from paint	178.71 SF

NOTES:



Bonus room

Height: Attic

312.69 SF Walls	244.20 SF Ceiling
556.89 SF Walls & Ceiling	200.60 SF Floor
22.29 SY Flooring	56.01 LF Floor Perimeter
63.25 LF Ceil. Perimeter	

Window

3' X 3' 6"

Opens into Exterior

Door

2' 5 9/16" X 6' 6 3/4"

Opens into HALLWAY

DESCRIPTION	QTY
Ceiling	
199. Seal the ceiling w/PVA primer - one coat	244.20 SF
200. Paint the ceiling - one coat	244.20 SF
Walls	
201. Paint baseboard w/cap &/or shoe - two coats	56.01 LF
202. Seal the walls w/PVA primer - one coat	312.69 SF

Showcase Restoration

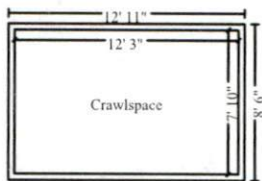
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CONTINUED - Bonus room

DESCRIPTION	QTY
203. Paint the walls - one coat	312.69 SF
205. Paint door or window opening - 2 coats (per side) one window	1.00 EA
206. Paint baseboard - one coat	56.01 LF
Floors	
207. Floor protection - self-adhesive plastic film protect carpet from paint	200.60 SF

NOTES:

Crawlspace



Crawlspace	Height: 8'
321.33 SF Walls	95.96 SF Ceiling
417.29 SF Walls & Ceiling	95.96 SF Floor
10.66 SY Flooring	40.17 LF Floor Perimeter
40.17 LF Ceil. Perimeter	

DESCRIPTION	QTY
208. Batt insulation - 10" - R30 - unfaced batt	95.96 SF
210. Batt insulation - Add-on for confined spaces	95.96 SF

NOTES:

Showcase Restoration

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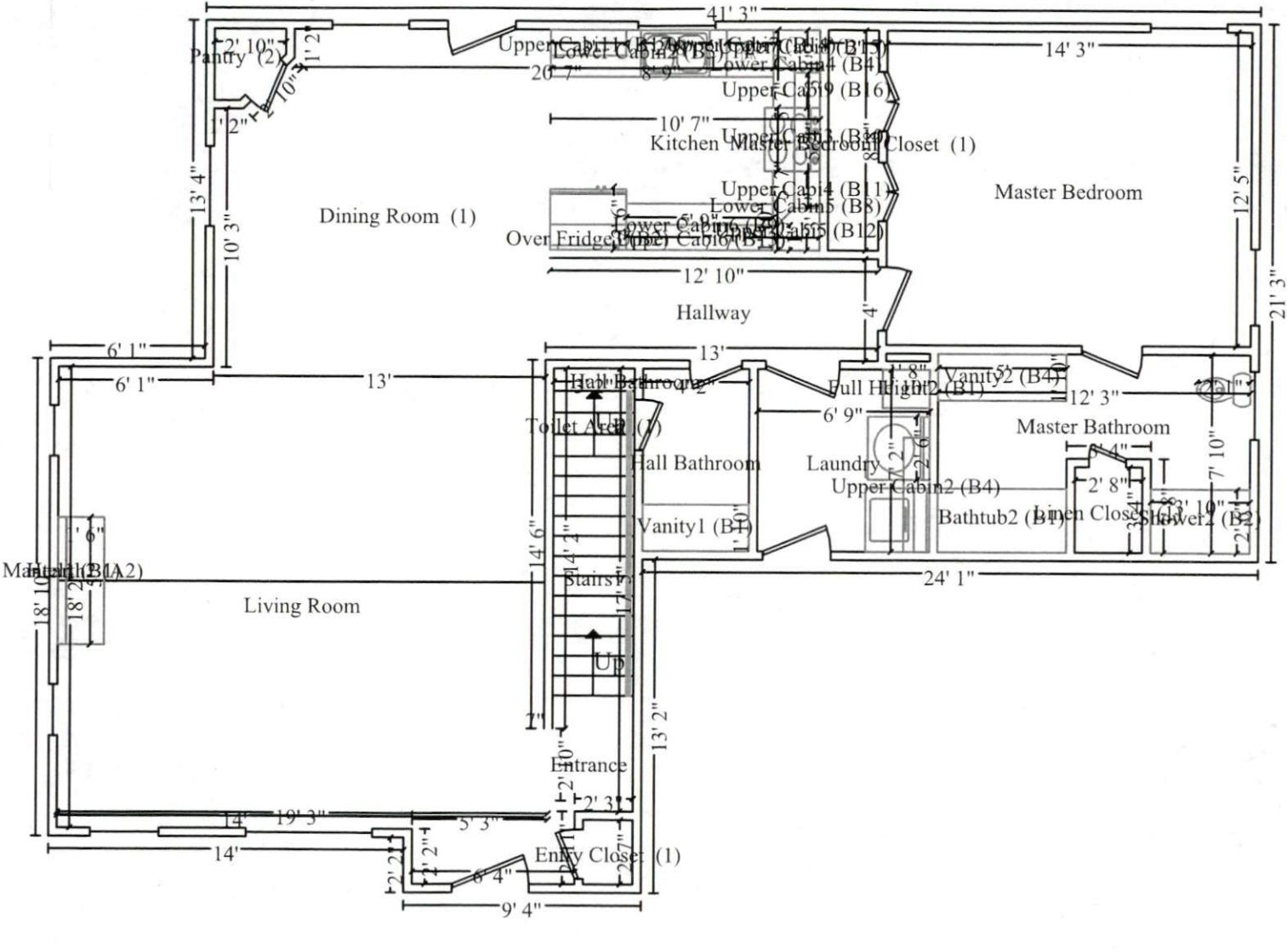
Labor Minimums Applied

DESCRIPTION	QTY
209. Insulation labor minimum	1.00 EA

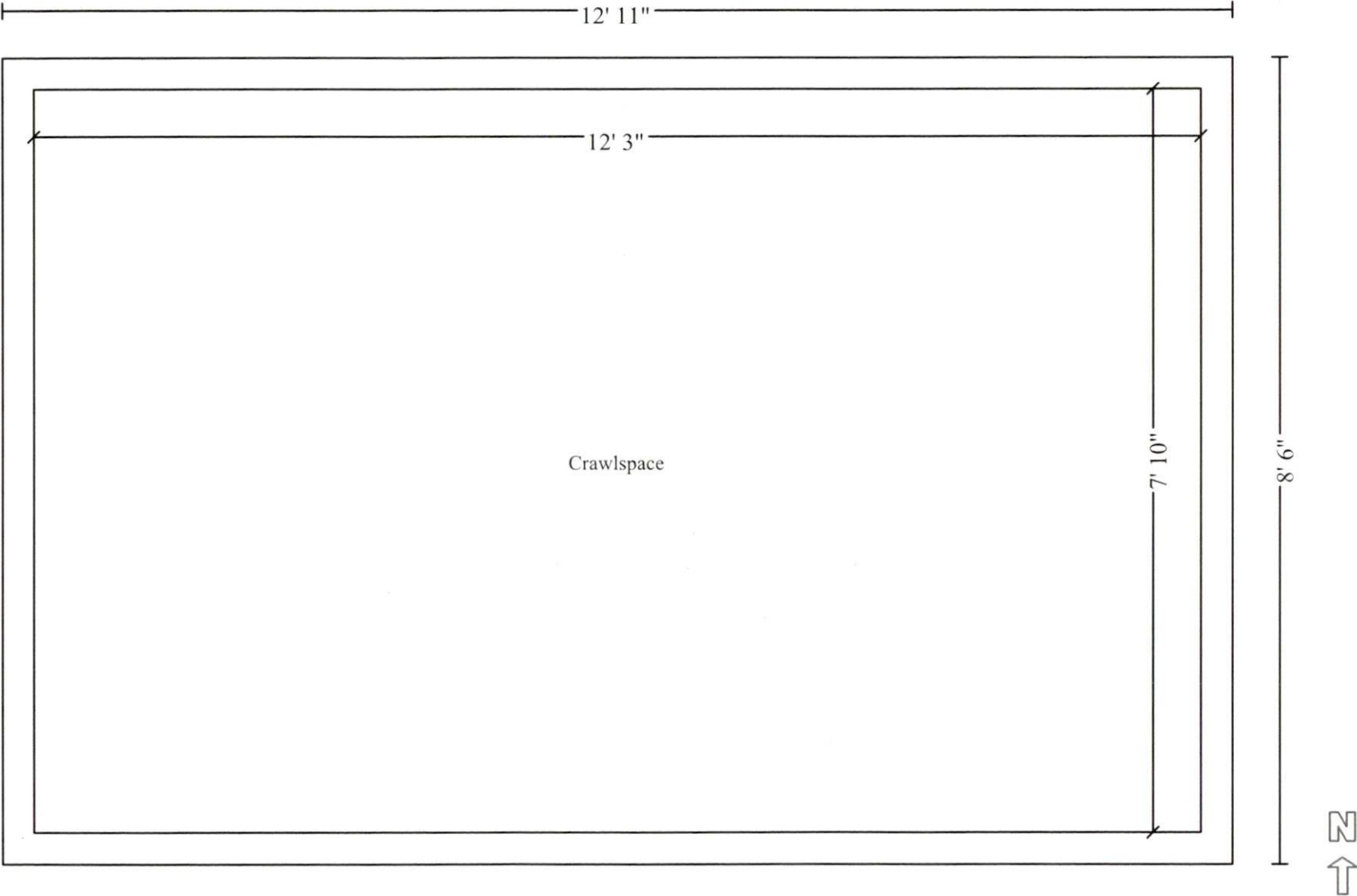
NOTES:

Grand Total Areas:

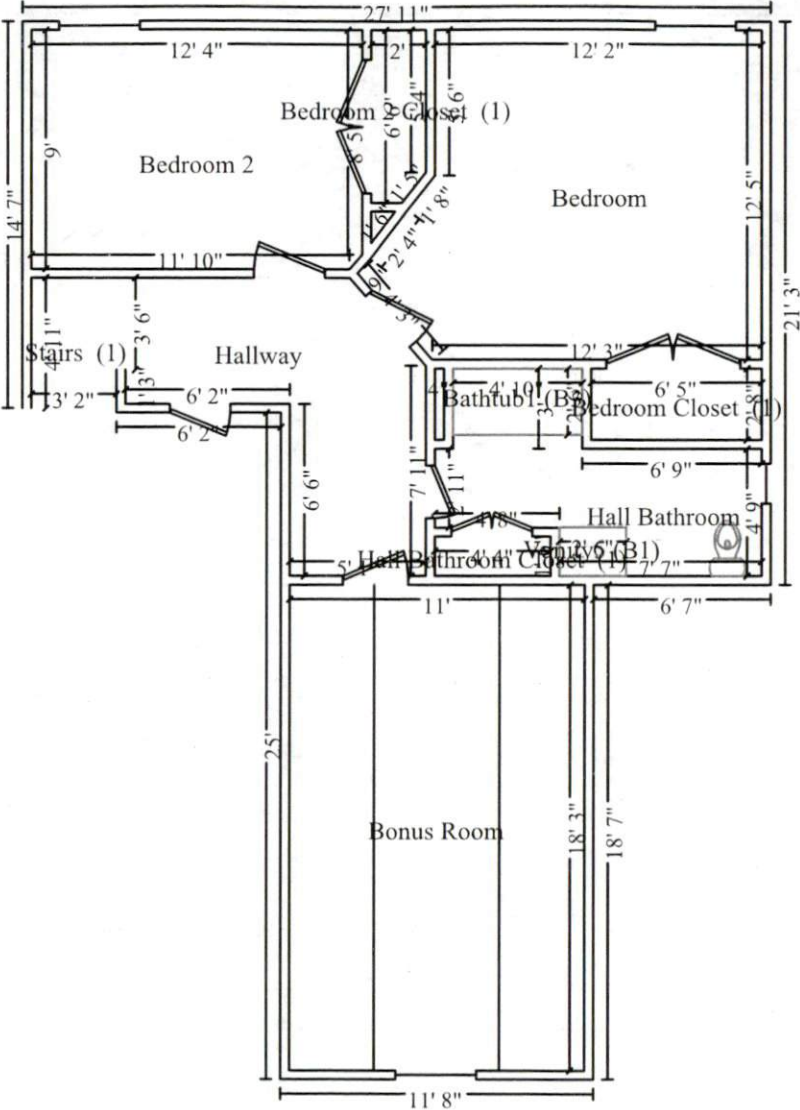
5,360.68 SF Walls	2,087.08 SF Ceiling	7,447.76 SF Walls and Ceiling
1,908.00 SF Floor	212.00 SY Flooring	633.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	767.21 LF Ceil. Perimeter
1,908.00 Floor Area	1,480.22 Total Area	4,978.63 Interior Wall Area
2,774.99 Exterior Wall Area	335.80 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



N
↑
1st Floor



Crawlspace



2nd Floor