

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: EST3

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: NCFA8X_JUN25
Labor Efficiency: Restoration/Service/Remodel
Estimate: GEDDESCHANGEORDER--1

Showcase Restoration

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GEDDESCHANGEORDER--1

GEDDES

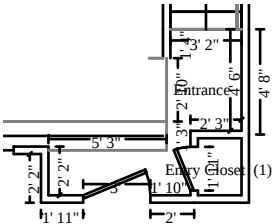
Source - DocuSketch (GEDDES)

1st Floor

1st Floor

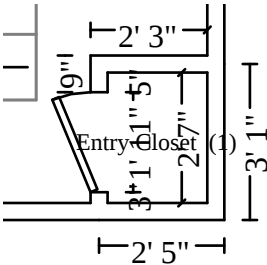
DESCRIPTION	QTY
211. Tandem axle dump trailer - per load - including dump fees scrap material and demoed material	1.00 EA
212. Final cleaning - construction - Residential final clean after all construction is completed	1138.58 SF

NOTES:



Entrance	Height: 9'
149.95 SF Walls	28.70 SF Ceiling
178.65 SF Walls & Ceiling	28.70 SF Floor
3.19 SY Flooring	14.57 LF Floor Perimeter
19.53 LF Ceil. Perimeter	

Missing Wall	3' 2 3/16" X 9'	Opens into STAIRS1
Missing Wall	2' 10" X 9'	Opens into LIVING_ROOM1
Missing Wall	1' 3 7/16" X 9'	Opens into LIVING_ROOM
Missing Wall	5' 3 1/2" X 9'	Opens into LIVING_ROOM
Door	3' 1/8" X 6' 8 11/16"	Opens into Exterior



Subroom: Entry Closet (1)	Height: 9'
68.05 SF Walls	4.97 SF Ceiling
73.03 SF Walls & Ceiling	4.97 SF Floor
0.55 SY Flooring	7.05 LF Floor Perimeter
9.00 LF Ceil. Perimeter	

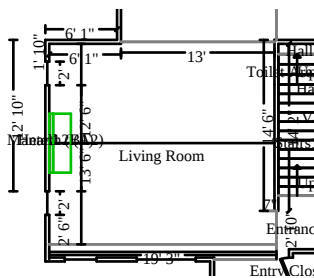
Door	1' 11 7/16" X 6' 7 1/2"	Opens into ENTRANCE
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DESCRIPTION	QTY
Ceiling	
71. Seal the ceiling w/PVA primer - one coat	33.67 SF
72. Paint the ceiling - one coat	33.67 SF
Walls	
67. R&R Quarter round - 3/4"	21.61 LF
68. Paint baseboard w/cap &/or shoe - two coats	21.61 LF
69. Seal the walls w/PVA primer - one coat	218.00 SF
70. Paint the walls - one coat	218.00 SF
Floors	
66. Vapor barrier - 15# felt	33.67 SF
75. Final cleaning - construction - Residential	33.67 SF
Change Order	
249. Vinyl plank flooring	33.67 SF
305. Baseboard - Detach & reset	21.61 LF
306. Drywall Installer / Finisher - per hour	0.40 HR
labor to notch all door jambs and casing so LVP fits under- 20 minutes per door- front door and entry closet door casing and door jam	

NOTES:



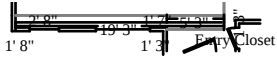
	Living Room	Height: Peaked
	423.21 SF Walls	356.27 SF Ceiling
	779.47 SF Walls & Ceiling	327.64 SF Floor
	36.40 SY Flooring	37.61 LF Floor Perimeter
	41.28 LF Ceil. Perimeter	
Window	2' X 2'	Opens into Exterior
Window	2' X 2'	Opens into Exterior
Missing Wall	13' 1/4" X 9'	Opens into DINING_ROOM
Missing Wall	7 7/16" X 9'	Opens into LIVING_ROOM1
Missing Wall	2' 10" X 9'	Opens into ENTRANCE

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Subroom: Living Room (1)

Height: Peaked



100.87 SF Walls
254.65 SF Walls & Ceiling
2.50 SY Flooring
33.02 LF Ceil. Perimeter

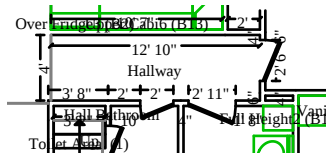
153.78 SF Ceiling
22.48 SF Floor
15.10 LF Floor Perimeter

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) entry door, and entry closet	4.00 EA
88. Paint door or window opening - 2 coats (per side) 4 windows, 3 door openings	7.00 EA
Floors	
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
Change Order	
252. Vinyl plank flooring	350.11 SF
274. Baseboard - Detach & reset Baseboards will have to be replaced to fit LVP under	52.71 LF
278. R&R Reducer strip - for wood flooring surround the fireplace, matches LVP	4.70 LF
279. Drywall Installer / Finisher - per hour labor to notch all door jambs and casing so LVP fits under- 20 minutes per door	0.20 HR

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DESCRIPTION	QTY
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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
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92. Seal the ceiling w/PVA primer - one coat	51.84 SF
93. Paint the ceiling - one coat	51.84 SF

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)	6.00 EA
master bedroom door, laundry door, bathroom door	
99. Paint door or window opening - 2 coats (per side)	6.00 EA
3 door openings	
167. Paint baseboard w/cap &/or shoe - one coat	22.44 LF

GEDDESCHANGEORDER--1

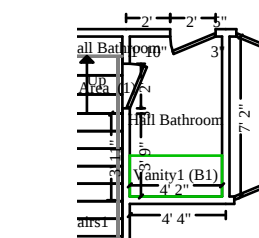
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CONTINUED - Hallway

DESCRIPTION	QTY
228. Vapor barrier - 15# felt	51.84 SF
229. Final cleaning - construction - Residential	51.84 SF
232. Protect contents - Cover with plastic	40.00 SF
Change Order	
248. R&R 110 volt copper wiring run, box and GFI outlet	3.00 EA
3 GFIs installed on new kitchen wall	
254. Vinyl plank flooring	51.84 SF
280. Baseboard - Detach & reset	22.44 LF
Baseboards will have to be replaced to fit LVP under	
281. Drywall Installer / Finisher - per hour	0.40 HR
labor to notch all door jambs and casing so LVP fits under- 20 minutes per door	
282. Baseboard - 3 1/4"	3.00 LF
To cover new drywall area in hallway where door used to be	
283. Paint baseboard w/cap &/or shoe - two coats	3.00 LF

NOTES:



Door

Hall Bathroom

Height: 9'

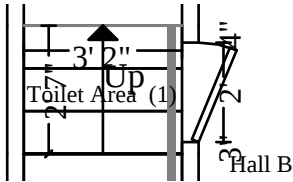
176.65 SF Walls	29.69 SF Ceiling
206.34 SF Walls & Ceiling	29.69 SF Floor
3.30 SY Flooring	18.59 LF Floor Perimeter
22.62 LF Ceil. Perimeter	

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

Opens into HALLWAY

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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
116. Paint door slab only - 2 coats (per side) door to the toilet	1.00 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
Change Order	
314. R&R Toilet	1.00 EA
move toilet to where existing sink is	
315. Rough-in plumbing - per fixture	2.00 EA
move plumbing line to where existing sink is and one for the pedestal sink	
317. Remove Vanity with cultured marble or solid surface top	4.20 LF
remove vanity	
318. Remove Tile floor covering	14.43 SF
remove tile from existing toilet area	
320. Remove 1/2" Cement board	14.43 SF
remove cement board from existing toilet area	
332. Vinyl plank flooring	14.43 SF
329. Vapor barrier - 15# felt	14.43 SF
323. R&R Quarter round - 3/4"	10.00 LF
area surrounding refrigerator	

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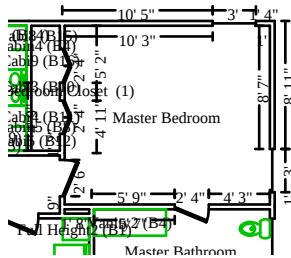
CONTINUED - Hall Bathroom

DESCRIPTION	QTY
324. Paint baseboard w/cap &/or shoe - two coats	10.00 LF
area surrounding refrigerator	
325. Toilet paper holder - Detach & reset	1.00 EA
reset on the correct wall	
327. Mirror - plate glass - Detach & reset	16.00 SF
detach vanity mirror and reset at homeowner disgression	
330. Install Pedestal sink	1.00 EA
Install pedestal sink	
331. Plumbing fixture supply line	1.00 EA
347. Underlayment - 1/2" OSB	14.43 SF
350. Water line copper cap/plug - per cap	1.00 EA
app	
239. Labor to frame 2" x 4" non-bearing wall - 16" oc	32.00 SF
351. 1/2" drywall - hung, taped, with smooth wall finish	32.00 SF
To close door to toilet room	
352. Tape joint for new to existing drywall - per LF	24.00 LF
354. Seal/prime (1 coat) then paint (2 coats) the surface area	32.00 SF
paint area where door used to be	
<u>To lay LVP throughout Half Bath</u>	
333. Vinyl plank flooring	29.68 SF
334. Vapor barrier - 15# felt	29.68 SF
335. Remove Tile floor covering	29.68 SF
336. Remove 1/2" Cement board	29.68 SF
337. R&R Quarter round - 3/4"	14.31 LF
338. Paint baseboard w/cap &/or shoe - two coats	14.31 LF
area surrounding refrigerator	
348. Underlayment - 1/2" OSB	29.68 SF

NOTES:

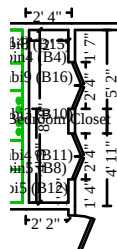
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Window
Door
Door
Window

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		
3' X 5'	Opens into Exterior	
2' 6 1/4" X 6' 10 5/16"	Opens into HALLWAY	
2' 4 7/16" X 6' 9 7/8"	Opens into MASTER_BATHR	
3' X 5'	Opens into Exterior	



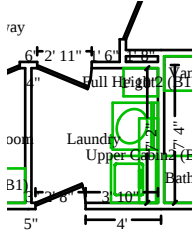
Subroom: Master Bedroom Closet (1)		Height: 9'
160.39 SF Walls	17.14 SF Ceiling	
177.53 SF Walls & Ceiling	17.14 SF Floor	
1.90 SY Flooring	16.65 LF Floor Perimeter	
21.30 LF Ceil. Perimeter		
2' 3 11/16" X 6' 9 1/8"	Opens into MASTER_BEDR2	
2' 4 1/8" X 6' 8 5/16"	Opens into MASTER_BEDR2	

DESCRIPTION	QTY
Floors	
266. Clean and deodorize carpet - heavy staining	193.89 SF
311. Contents - move out then reset - Large room	1.00 EA

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

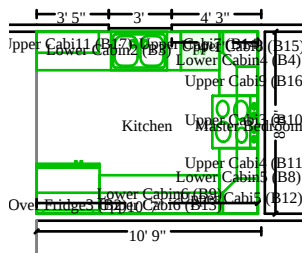
DESCRIPTION	QTY
144. Washer/Washing machine - Reset	1.00 EA
145. Dryer - Electric - Reset	1.00 EA
Ceiling	
135. Seal the ceiling w/PVA primer - one coat	48.33 SF
136. Paint the ceiling - one coat	48.33 SF
Walls	
137. Seal the walls w/PVA primer - one coat	212.25 SF
138. Paint the walls - one coat	212.25 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	
Change Order	
244. Remove 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF
Remove drywall to install door	
245. Install Interior door unit	1.00 EA
Install door that was detached from hall bathroom	
246. R&R Casing - 3 1/4"	16.00 LF
install new casing on door	
247. Paint casing - one coat	16.00 LF

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DESCRIPTION

QTY

NOTES:



Height: 9'

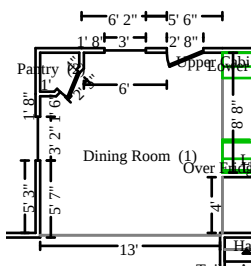
238.17 SF Walls
329.59 SF Walls & Ceiling
10.16 SY Flooring
29.76 LF Ceil. Perimeter

91.43 SF Ceiling
91.43 SF Floor
22.88 LF Floor Perimeter

Window

3' X 3'

Opens into Exterior



Height: 9'

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

166.18 SF Ceiling
166.18 SF Floor
20.76 LF Floor 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

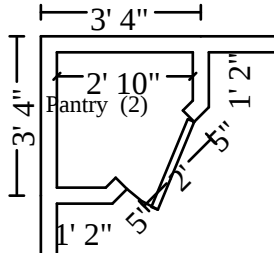
Door

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

Opens into Exterior

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Subroom: Pantry (2)

Height: 9'

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

6.33 SF Ceiling
6.33 SF Floor
8.25 LF Floor 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
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 COL area	64.00 SF
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 heavily stained around over area, cannot be reset	34.40 SF
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
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) entry door and pantry door	3.00 EA
91. Paint door or window opening - 2 coats (per side) 4 windows, 3 door openings	5.00 EA

Floors

221. Vapor barrier - 15# felt	299.93 SF
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CONTINUED - Kitchen

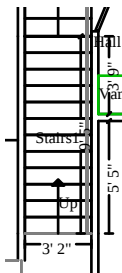
DESCRIPTION	QTY
222. Final cleaning - construction - Residential	263.93 SF
Change Order	
234. Remove 1/2" drywall - hung, taped, floated, ready for paint	97.00 SF
tear wall behind upper cabinets	
242. R&R Refrigerator/icemaker water supply box with valve	1.00 EA
Remove from demo wall and install on new wall	
243. Rough-in plumbing - per fixture	1.00 EA
re-route plumbing line to new area for icemaker	
260. Vinyl plank flooring	299.93 SF
36 additional SF for the flooring that will go under the demo wall	
287. Drywall Installer / Finisher - per hour	0.40 HR
labor to notch all door jambs and casing so LVP fits under- 20 minutes per door, back door and pantry	
288. Underlayment - 5/8" OSB	64.00 SF
Installed to level floor where hardwood and walls were removed so LVP is installed evenly.	
292. Sink - single - High grade	1.00 EA
apron sink	
293. Sink - double basin - Detach	1.00 EA
remove old sink	
296. R&R Sink faucet - Kitchen	1.00 EA
295. R&R Dishwasher	1.00 EA
297. Recessed light fixture	6.00 EA
300. 110 volt wiring (12/2 copper w/ground) metal clad/armored	30.00 LF
wiring for recessed lights	
301. 110 volt wiring (14/2 copper w/ground) metal clad/armored	60.00 LF
wiring for recessed lights	
302. Drywall patch / small repair, ready for paint	1.00 EA
5/8 drywall installed over existing light	
309. R&R 6" backsplash for flat laid countertop	18.00 LF
310. R&R Hanging light fixture	1.00 EA
312. Remove 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF
open wall behind refrigerator	
313. R&R 110 volt copper wiring run, box and outlet	1.00 EA

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CONTINUED - Kitchen

DESCRIPTION	QTY
remove outlet behind refrigerator to another location.	
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

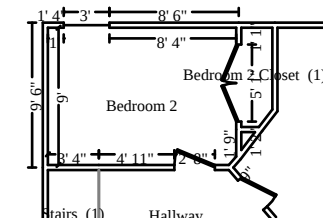
DESCRIPTION	QTY
Change Order	
270. Clean carpet - cleaning charge per step - Heavy	15.00 EA

NOTES:

2nd Floor

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Door

Window

Bedroom 2

Height: 8'

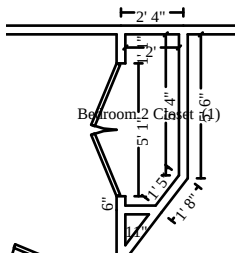
271.49 SF Walls	111.03 SF Ceiling
382.52 SF Walls & Ceiling	111.03 SF Floor
12.34 SY Flooring	34.69 LF Floor Perimeter
42.40 LF Ceil. Perimeter	

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

Opens into HALLWAY

3' X 5'

Opens into Exterior



Door

Subroom: Bedroom 2 Closet (1)

Height: 8'

97.80 SF Walls	12.76 SF Ceiling
110.56 SF Walls & Ceiling	12.76 SF Floor
1.42 SY Flooring	11.46 LF Floor Perimeter
16.51 LF Ceil. Perimeter	

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

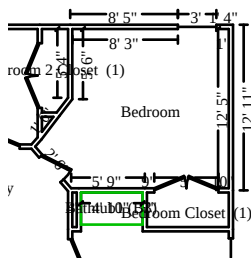
Opens into BEDROOM_2

DESCRIPTION

QTY

Change order	
Floors	
289. Clean and deodorize carpet - heavy staining	123.79 SF

NOTES:



Window

Door

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	

3' X 5'

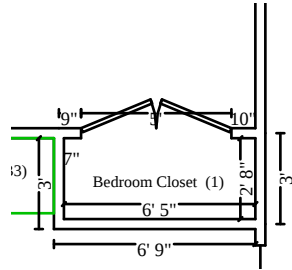
Opens into Exterior

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

Opens into HALLWAY

Showcase Restoration

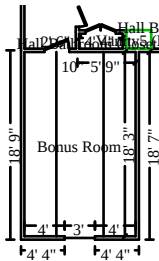
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 estimator2@911showcase.com
 910-303-4842
 ID:56-1498838



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		
5' 1/8" X 6' 9 1/2"		Opens into BEDROOM

DESCRIPTION	QTY
Change order	
Floors	
290. Clean and deodorize carpet - heavy staining	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		
3' X 3' 6"		Opens into Exterior
2' 5 9/16" X 6' 6 3/4"		Opens into HALLWAY

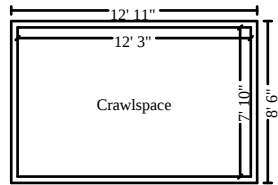
DESCRIPTION	QTY
Change order	
Floors	
291. Clean and deodorize carpet - heavy staining	200.60 SF

NOTES:

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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:

Labor Minimums Applied

DESCRIPTION	QTY
53. Wood floor covering labor minimum	1.00 EA
209. Insulation labor minimum	1.00 EA
319. Tile floor covering labor minimum	1.00 EA
343. Finish hardware labor minimum	1.00 EA
344. Framing labor minimum	1.00 EA
345. Mirror/shower door labor minimum	1.00 EA
346. Water extract/remediation labor minimum	1.00 EA

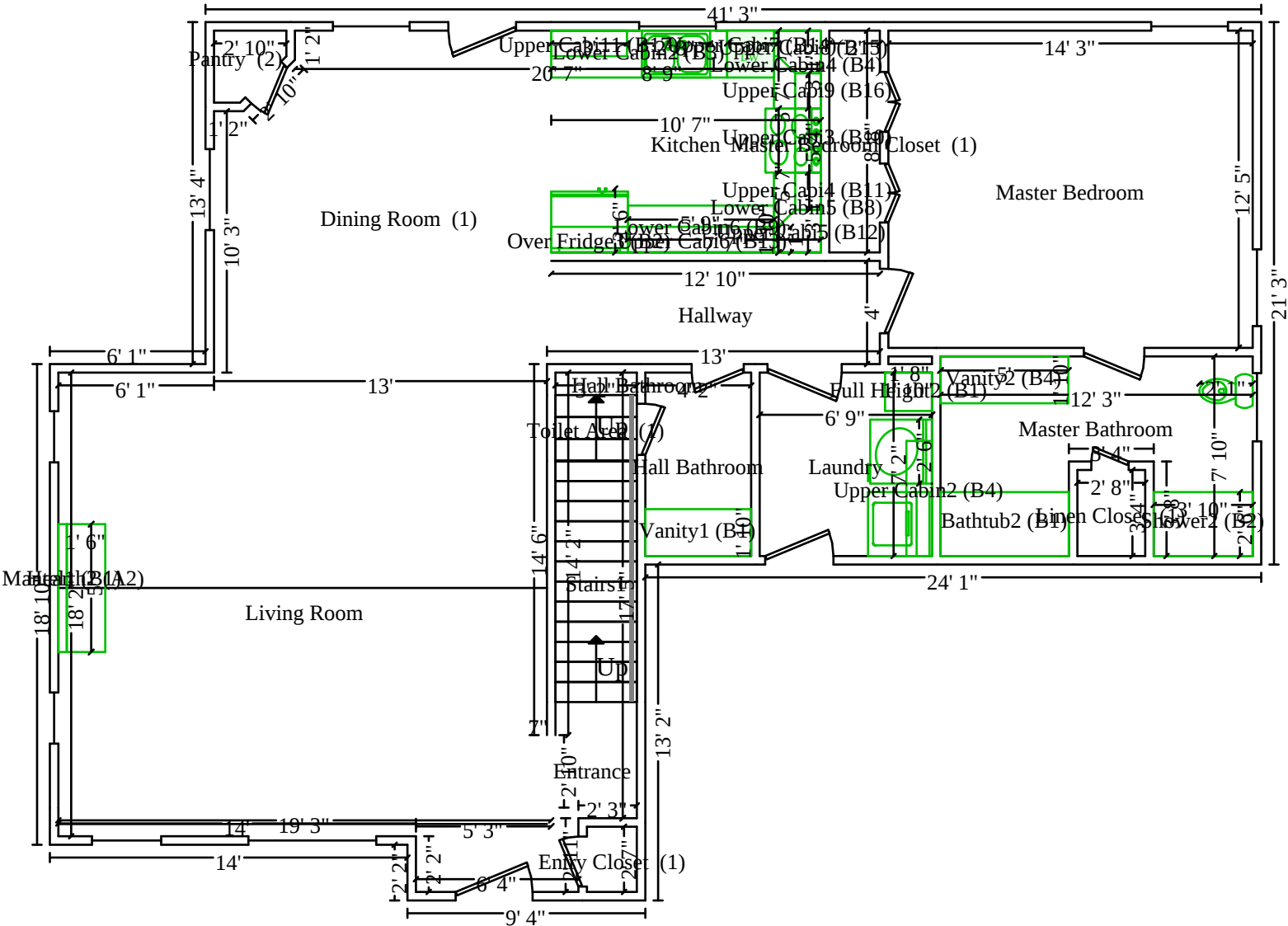
NOTES:

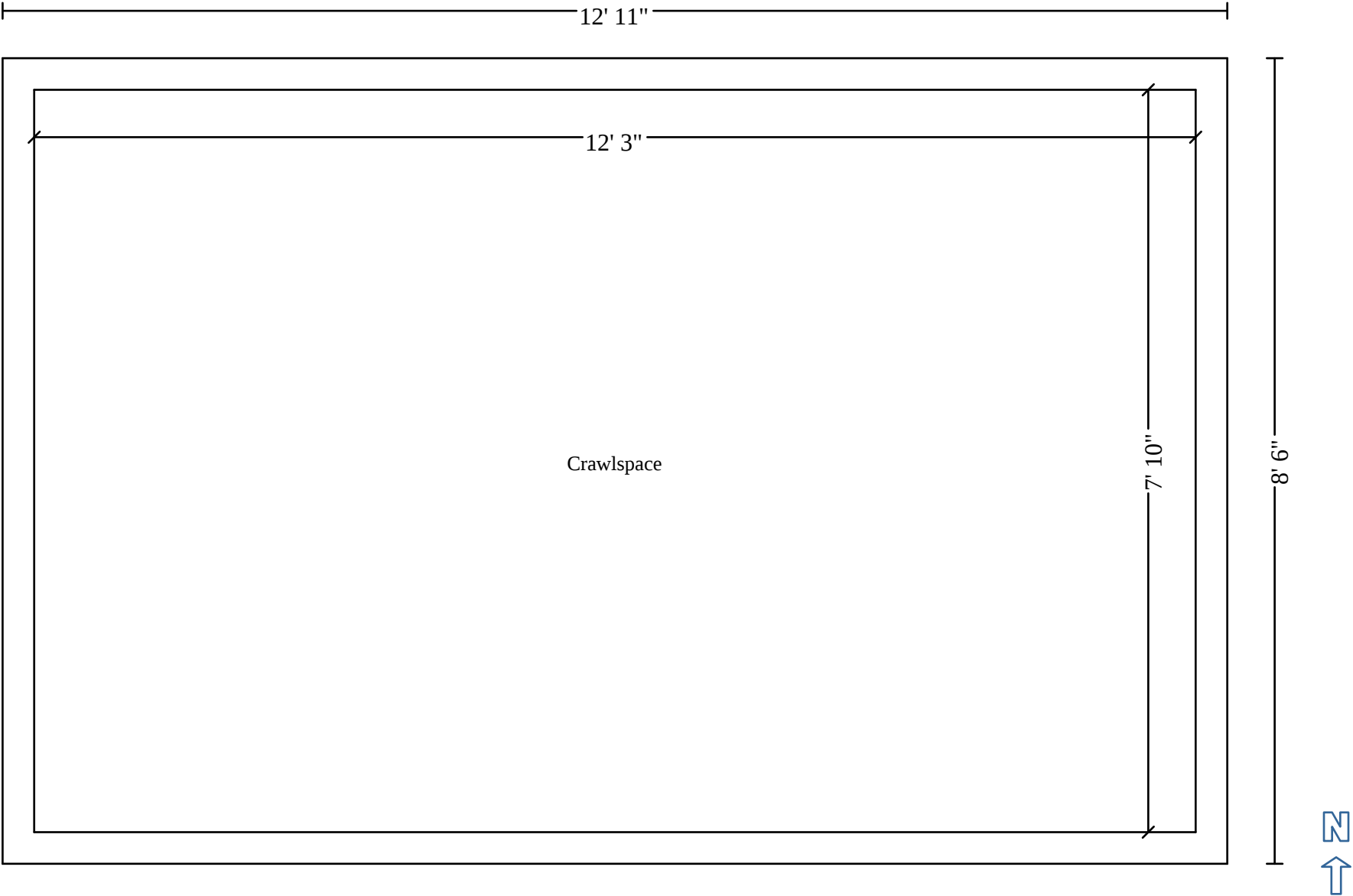
Showcase Restoration

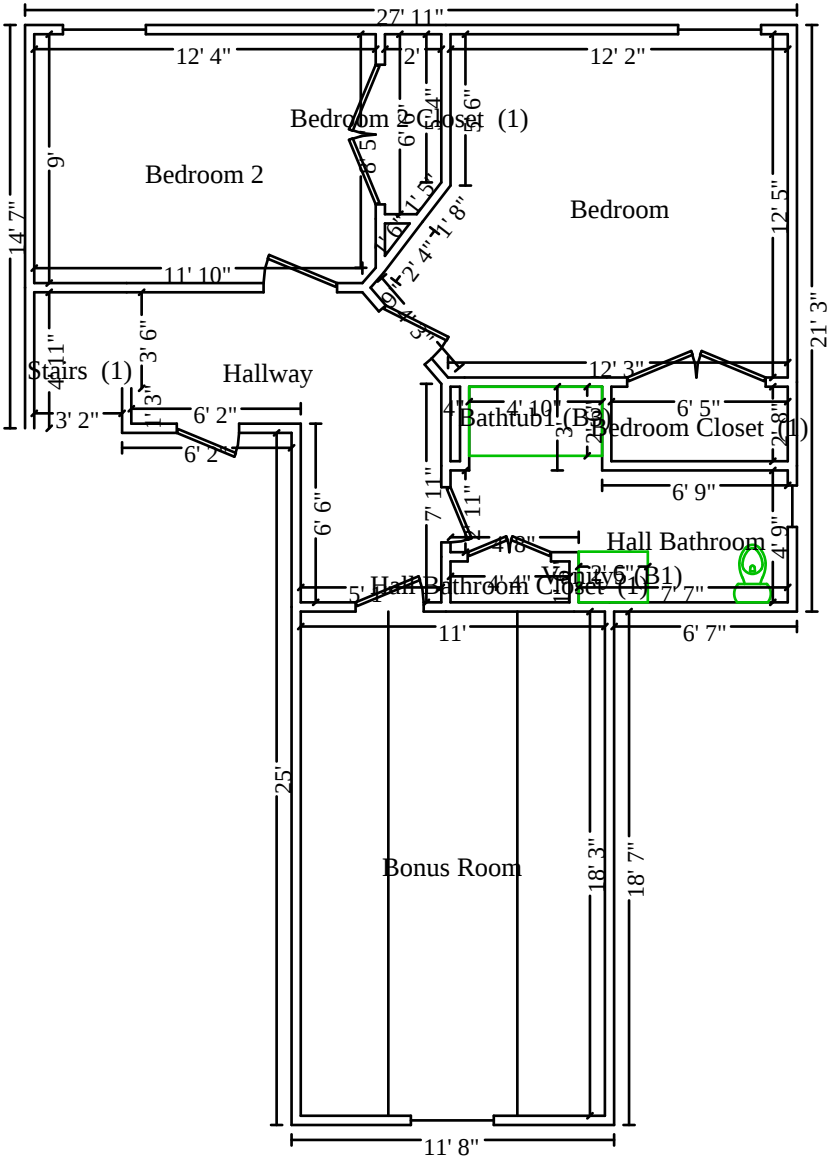
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Grand Total Areas:

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		







2nd Floor