

Insured: Bruce Ballentine
Property: 4157 Mill Creek Rd.
Winston Salem, NC 27106

Home: (336) 582-5105
E-mail: sdelight72@aol.com

Claim Rep.: Derrick(Andrew) Wall

Estimator: Benjamin Workman

Claim Number: A00005336381

Policy Number: NA

Type of Loss: Water Damage

Date Contacted: 10/9/2023 9:19 PM

Date of Loss: 9/28/2023 12:00 AM

Date Inspected: 10/9/2023 9:19 PM

Date Est. Completed: 10/11/2023 6:08 PM

Date Received: 10/9/2023 4:19 PM

Date Entered: 10/9/2023 4:17 PM

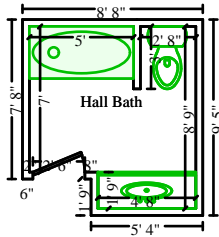
Price List: NCWS8X_SEP23
Restoration/Service/Remodel

Estimate: BALLENTINE_RECON

The following estimate includes the reconstruction of two bathrooms

BALLENTINE_RECON
Main Level
Main Level

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Batt insulation - 6" - R19 - paper / foil faced	64.00 SF		0.00	1.36	4.61	18.32	109.97
One bag of insulation- crawlspace area under hall bath							
Total: Main Level					4.61	18.32	109.97

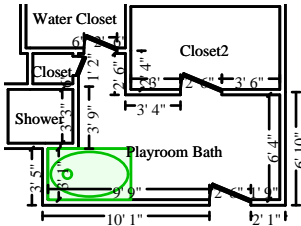

Hall Bath
Height: 8'

316.00 SF Walls	63.18 SF Ceiling
379.18 SF Walls & Ceiling	42.44 SF Floor
4.72 SY Flooring	39.50 LF Floor Perimeter
39.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
FLOORING							
PLUMBING							
2. Mask and prep for paint - plastic, paper, tape (per LF)	60.00 LF		0.00	1.75	1.13	21.22	127.35
3. Mirror - plate glass - Detach & reset	3.00 SF		0.00	6.68	0.00	4.00	24.04
4. 1/2" - drywall per LF - up to 2' tall	19.00 LF		0.00	9.81	2.22	37.72	226.33
5. Toe kick - unfinished wood - 1/2"	5.00 LF		0.00	8.77	1.24	9.02	54.11
6. Interior door - Detach & reset	1.00 EA		0.00	86.08	0.07	17.24	103.39
7. Door knob/lockset - Detach & reset	1.00 EA		0.00	24.84	0.00	4.96	29.80
8. Stain & finish toe kick	5.00 LF		0.00	2.01	0.08	2.04	12.17
9. Paint the walls - two coats	316.00 SF		0.00	1.27	6.64	81.58	489.54
10. Towel bar - Detach & reset	2.00 EA		0.00	18.31	0.00	7.32	43.94
FLOORING							
11. 1/4" Cement board	46.69 SF		0.00	4.51	4.77	43.08	258.42
12. Tile floor covering	46.69 SF		0.00	11.93	16.96	114.80	688.77
13. Baseboard - 5 1/4"	39.50 LF		0.00	5.18	8.05	42.54	255.20
14. Quarter round - 3/4"	39.50 LF		0.00	1.92	2.71	15.70	94.25
15. Paint baseboard - two coats	39.50 LF		0.00	1.88	0.47	14.96	89.69
16. Seal & paint base shoe or quarter round	39.50 LF		0.00	1.04	0.36	8.30	49.74

CONTINUED - Hall Bath

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
17. Threshold - natural marble	3.00 LF		0.00	66.49	5.86	41.08	246.41
PLUMBING							
18. Shower curtain rod - Detach & reset	1.00 EA		0.00	17.39	0.00	3.48	20.87
19. Toilet - Detach & reset	1.00 EA		0.00	255.18	0.59	51.16	306.93
Totals: Hall Bath					51.15	520.20	3,120.95



Playroom Bath

Height: 8'

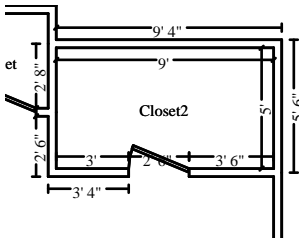
365.33 SF Walls	89.79 SF Ceiling
455.13 SF Walls & Ceiling	74.38 SF Floor
8.26 SY Flooring	45.67 LF Floor Perimeter
45.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
20. 1/2" - drywall per LF - up to 2' tall	8.00 LF		0.00	9.81	0.94	15.88	95.30
Seal drywall with primer							
21. Seal the surface area w/PVA primer - one coat	16.00 SF		0.00	0.76	0.07	2.46	14.69
22. Baseboard - 5 1/4"	45.67 LF		0.00	5.18	9.30	49.18	295.05
23. Quarter round - 3/4"	45.67 LF		0.00	1.92	3.13	18.16	108.98
24. Seal & paint base shoe or quarter round	45.67 LF		0.00	1.04	0.42	9.58	57.50
25. Paint the walls - two coats - 2 colors	365.33 SF		0.00	1.57	7.67	116.26	697.50
26. Paint baseboard - two coats	45.67 LF		0.00	1.88	0.54	17.28	103.68
27. Light fixture - Detach & reset - Large	1.00 EA		0.00	114.91	0.00	22.98	137.89
28. Toe kick - Detach & reset	9.00 LF		0.00	8.16	0.04	14.68	88.16
29. Stain & finish toe kick	9.00 LF		0.00	2.01	0.15	3.66	21.90
30. Mirror - plate glass - Detach & reset	36.00 SF		0.00	6.68	0.00	48.10	288.58
31. Mask or cover per square foot	66.00 SF		0.47	0.00	0.42	6.28	37.72
32. Towel bar - Detach & reset	3.00 EA		0.00	18.31	0.00	10.98	65.91
33. Interior door - Detach & reset	1.00 EA		0.00	86.08	0.07	17.24	103.39

FLOORING

CONTINUED - Playroom Bath

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
34. R&R Underlayment - 3/4" CDX plywood - tongue and groove	81.81 SF		1.54	2.40	7.39	65.94	395.66
35. Tile floor covering	81.81 SF		0.00	11.93	29.72	201.14	1,206.85
Includes 10% for waste							
PLUMBING							
36. Batt insulation - 6" - R19 - paper / foil faced	192.00 SF		0.00	1.36	13.84	54.98	329.94
Totals: Playroom Bath					73.70	674.78	4,048.70

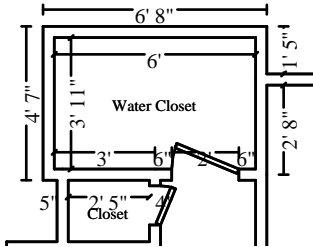

Closet2
Height: 8'

224.00 SF Walls	45.00 SF Ceiling
269.00 SF Walls & Ceiling	45.00 SF Floor
5.00 SY Flooring	28.00 LF Floor Perimeter
28.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
37. 1/2" - drywall per LF - up to 2' tall	28.00 LF		0.00	9.81	3.27	55.60	333.55
38. Baseboard - 5 1/4"	28.00 LF		0.00	5.18	5.70	30.14	180.88
39. Quarter round - 3/4"	28.00 LF		0.00	1.92	1.92	11.14	66.82
40. Paint baseboard - two coats	28.00 LF		0.00	1.88	0.33	10.58	63.55
41. Seal & paint base shoe or quarter round	28.00 LF		0.00	1.04	0.25	5.88	35.25
42. Contents - move out then reset	1.00 EA		0.00	71.46	0.00	14.30	85.76
43. Paint the walls - two coats	224.00 SF		0.00	1.27	4.70	57.84	347.02
44. Wood door frame & trim (for a 2" x 4" wall)	21.00 LF		0.00	14.31	13.10	62.72	376.33
45. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA		0.00	40.77	0.84	16.46	98.84
46. Interior door - Detach & reset	2.00 EA		0.00	86.08	0.14	34.46	206.76
47. Door knob/lockset - Detach & reset	2.00 EA		0.00	24.84	0.00	9.94	59.62
FLOORING							
48. R&R Underlayment - 3/4" CDX plywood - tongue and groove	49.50 SF		1.54	2.40	4.47	39.90	239.40
49. Tile floor covering	49.50 SF		0.00	11.93	17.98	121.70	730.22

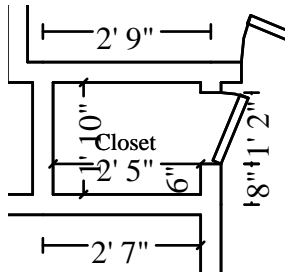
CONTINUED - Closet2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Closet2					52.70	470.66	2,824.00


Water Closet
Height: 8'

158.67 SF Walls	23.50 SF Ceiling
182.17 SF Walls & Ceiling	23.50 SF Floor
2.61 SY Flooring	19.83 LF Floor Perimeter
19.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
50. 1/2" - drywall per LF - up to 2' tall	19.83 LF		0.00	9.81	2.32	39.36	236.21
51. Baseboard - 5 1/4"	19.83 LF		0.00	5.18	4.04	21.34	128.10
52. Quarter round - 3/4"	19.83 LF		0.00	1.92	1.36	7.90	47.33
53. Paint baseboard, oversized - two coats	19.83 LF		0.00	2.01	0.33	8.04	48.23
54. Seal & paint base shoe or quarter round	19.83 LF		0.00	1.04	0.18	4.16	24.96
55. Wood door frame & trim (for a 2" x 4" wall)	18.00 LF		0.00	14.31	11.23	53.76	322.57
56. Interior door - Detach & reset - slab only	1.00 EA		0.00	23.40	0.00	4.68	28.08
57. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	48.64	1.40	19.74	118.42
58. Paint the walls - two coats - 2 colors	158.67 SF		0.00	1.57	3.33	50.48	302.92
59. Paint casing - two coats	36.00 LF		0.00	1.90	0.48	13.78	82.66
60. Detach & Reset Toilet paper holder	1.00 EA	19.32	0.00	0.00	0.00	3.86	23.18
FLOORING							
61. R&R Underlayment - 3/4" CDX plywood - tongue and groove	23.50 SF		1.54	2.40	2.12	18.94	113.65
62. 1/4" Cement board	25.85 SF		0.00	4.51	2.64	23.84	143.06
63. Tile floor covering	25.85 SF		0.00	11.93	9.39	63.56	381.34
PLUMBING							
64. Toilet - Reset	1.00 EA		0.00	155.74	0.53	31.24	187.51
Totals: Water Closet					39.35	364.68	2,188.22


Closet
Height: 8'

68.00 SF Walls
 72.43 SF Walls & Ceiling
 0.49 SY Flooring
 8.50 LF Ceil. Perimeter

4.43 SF Ceiling
 4.43 SF Floor
 8.50 LF Floor Perimeter

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
65. 1/2" - drywall per LF - up to 2' tall	8.50 LF		0.00	9.81	0.99	16.88	101.26
66. Baseboard - 5 1/4"	8.50 LF		0.00	5.18	1.73	9.14	54.90
67. Quarter round - 3/4"	8.50 LF		0.00	1.92	0.58	3.38	20.28
68. Paint baseboard - two coats	8.50 LF		0.00	1.88	0.10	3.22	19.30
69. Seal & paint base shoe or quarter round	8.50 LF		0.00	1.04	0.08	1.78	10.70
70. Contents - move out then reset	1.00 EA		0.00	71.46	0.00	14.30	85.76
71. Detach & Reset Shelving - 16" - in place	8.00 LF	8.80	0.00	0.00	0.02	14.08	84.50
72. Paint wood shelving, 12" - 24" width - 1 coat	8.00 LF		0.00	3.98	0.26	6.42	38.52
73. Interior door - Detach & reset	1.00 EA		0.00	86.08	0.07	17.24	103.39
74. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	48.64	1.40	19.74	118.42
75. Door knob/lockset - Detach & reset	1.00 EA		0.00	24.84	0.00	4.96	29.80
76. Wood door frame & trim (for a 2" x 4" wall)	18.00 LF		0.00	14.31	11.23	53.76	322.57
77. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA		0.00	40.77	0.84	16.46	98.84
78. Paint the walls - two coats	68.00 SF		0.00	1.27	1.43	17.56	105.35
FLOORING							
79. R&R Underlayment - 3/4" CDX plywood - tongue and groove	4.87 SF		1.54	2.40	0.44	3.92	23.55
80. 1/4" Cement board	4.87 SF		0.00	4.51	0.50	4.50	26.96
81. Tile floor covering	4.87 SF		0.00	11.93	1.77	11.98	71.85
Totals: Closet					21.44	219.32	1,315.95
Total: Main Level					242.95	2,267.96	13,607.79

Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Cabinetry labor minimum	1.00 EA		0.00	98.53	0.00	19.70	118.23
83. Tile / marble labor minimum	1.00 EA		0.00	168.17	0.00	33.64	201.81
84. Insulation labor minimum	1.00 EA		0.00	58.55	0.00	11.72	70.27
85. Electrical labor minimum	1.00 EA		0.00	177.05	0.00	35.42	212.47
Totals: Labor Minimums Applied					0.00	100.48	602.78
Line Item Totals: BALLENTINE_RECON					242.95	2,368.44	14,210.57

Grand Total Areas:

1,246.67 SF Walls	238.63 SF Ceiling	1,485.30 SF Walls and Ceiling
202.48 SF Floor	22.50 SY Flooring	155.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	155.83 LF Ceil. Perimeter
202.48 Floor Area	245.40 Total Area	1,297.33 Interior Wall Area
888.00 Exterior Wall Area	98.67 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	

Summary for Dwelling

Line Item Total	11,599.18
Material Sales Tax	242.95
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Subtotal	11,842.13
Overhead	1,184.22
Profit	1,184.22
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Replacement Cost Value	\$14,210.57
Net Claim	\$14,210.57
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Benjamin Workman

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	1,184.22	1,184.22	242.95	0.00	0.00	0.00	0.00
Total	1,184.22	1,184.22	242.95	0.00	0.00	0.00	0.00

Recap by Room

Estimate: BALLENTINE_RECON

Area: Main Level	87.04	0.75%
Hall Bath	2,549.60	21.98%
Playroom Bath	3,300.22	28.45%
Closet2	2,300.64	19.83%
Water Closet	1,784.19	15.38%
Closet	1,075.19	9.27%
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Area Subtotal: Main Level	11,096.88	95.67%
Labor Minimums Applied	502.30	4.33%
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Subtotal of Areas	11,599.18	100.00%
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Total	11,599.18	100.00%

Recap by Category

O&P Items	Total	%
CABINETRY	215.82	1.52%
CONTENT MANIPULATION	142.92	1.01%
GENERAL DEMOLITION	276.93	1.95%
DOORS	1,269.47	8.93%
DRYWALL	817.47	5.75%
ELECTRICAL	177.05	1.25%
FLOOR COVERING - CERAMIC TILE	2,839.14	19.98%
FLOOR COVERING - VINYL	383.23	2.70%
FINISH CARPENTRY / TRIMWORK	1,075.05	7.57%
FINISH HARDWARE	227.62	1.60%
INSULATION	406.71	2.86%
LIGHT FIXTURES	114.91	0.81%
MARBLE - CULTURED OR NATURAL	199.47	1.40%
MIRRORS & SHOWER DOORS	260.52	1.83%
PLUMBING	410.92	2.89%
PAINTING	2,613.78	18.39%
TIL	168.17	1.18%
O&P Items Subtotal	11,599.18	81.62%
Material Sales Tax	242.95	1.71%
Overhead	1,184.22	8.33%
Profit	1,184.22	8.33%
Total	14,210.57	100.00%

