

Client: Heather & David Gutheil
Property: 2911 Charolais Dr
Greensboro, NC 27406

Operator: BENJA

Estimator: Samantha Miller

Type of Estimate: Water Damage

Date Entered: 9/21/2023

Date Assigned:

Price List: NCGR8X_SEP23

Labor Efficiency: Restoration/Service/Remodel

Estimate: GUTHEIL-HEATHER&DAV2

Water line burst inside of ceiling on lower level. Repairs include removal and replacement of paneling, baseboard and quarter round replacement, 3 interior prehung door replacements, replacement of vinyl tile flooring (some flooring still to be removed), prime and paint. Baseboard heaters need to be detached and rest as well as toilet and wall mounted sink in bathroom. Large amount of contents to maneuver for flooring.

108 S Walnut Circle, Suite A

Greensboro, NC 27409

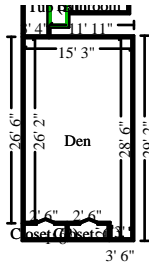
336-707-3018

GUTHEIL-HEATHER&DAV2

Main Level

Main Level

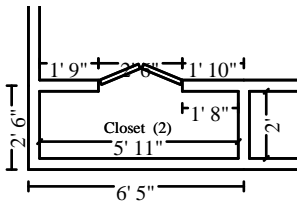
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Doors (Bid Item)	1.00 EA		0.00	-572.13	0.00	0.00	-572.13
Adjustment to meet adjuster's estimate							
Total: Main Level					0.00	0.00	-572.13



Den

Height: 8'

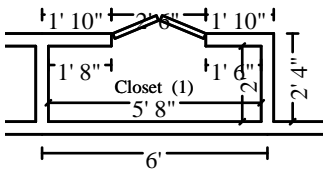
700.00 SF Walls	406.13 SF Ceiling
1,106.13 SF Walls & Ceiling	406.13 SF Floor
45.13 SY Flooring	87.50 LF Floor Perimeter
87.50 LF Ceil. Perimeter	



Subroom: Closet (2)

Height: 8'

126.67 SF Walls	11.83 SF Ceiling
138.50 SF Walls & Ceiling	11.83 SF Floor
1.31 SY Flooring	15.83 LF Floor Perimeter
15.83 LF Ceil. Perimeter	



Subroom: Closet (1)

Height: 8'

122.09 SF Walls	11.26 SF Ceiling
133.35 SF Walls & Ceiling	11.26 SF Floor
1.25 SY Flooring	15.26 LF Floor Perimeter
15.26 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
2. Remove Tile - vinyl composition	394.53 SF		1.27	0.00	0.00	100.22	601.27
3. Tile - vinyl composition	429.22 SF		0.00	1.65	26.36	146.92	881.49
4. Floor preparation for resilient flooring - Heavy	429.22 SF		0.00	0.62	5.79	54.38	326.29

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018

CONTINUED - Den

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
5. R&R Paneling	74.00 SF		0.34	2.84	4.20	47.92	287.44
6. R&R Crown molding - 3 1/4" stain grade	9.25 LF		0.75	6.46	2.15	13.78	82.63
7. Stain & finish crown molding	9.25 LF		0.00	1.76	0.15	3.30	19.73
8. Install Bifold door set - Colonist - Double	2.00 EA		0.00	119.50	0.00	47.80	286.80
9. Content Manipulation charge - per hour	12.00 HR		0.00	45.01	0.00	108.02	648.14
2 people for 3 hours to remove contents. 2 people for 3 hours to reset contents.							
10. Final cleaning - construction - Residential	429.22 SF		0.00	0.30	0.00	25.76	154.53
11. Detach & Reset Baseboard electric heater - 3'	2.00 EA	133.50	0.00	0.00	0.00	53.40	320.40
Totals: Den					38.65	601.50	3,608.72

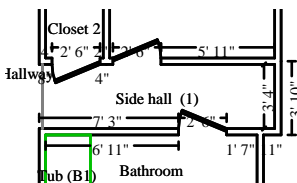


Main Hallway

Height: 8'

305.33 SF Walls	65.56 SF Ceiling
370.89 SF Walls & Ceiling	65.56 SF Floor
7.28 SY Flooring	37.33 LF Floor Perimeter
42.33 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BEDROOM
Door	2' 6" X 6' 8"	Opens into CLOSET_1



Subroom: Side hall (1)

Height: 8'

172.67 SF Walls	40.28 SF Ceiling
212.94 SF Walls & Ceiling	40.28 SF Floor
4.48 SY Flooring	20.33 LF Floor Perimeter
27.83 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into OFFICE
Door	2' 6" X 6' 8"	Opens into CLOSET_2
Missing Wall	3' 4" X 8'	Opens into MAIN_HALLWAY
Door	2' 6" X 6' 8"	Opens into BATHROOM

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018

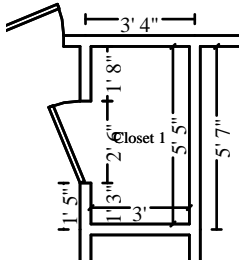
CONTINUED - Main Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
12. Tile - vinyl composition	105.83 SF		0.00	1.65	6.50	36.22	217.34
13. Floor preparation for resilient flooring	105.83 SF		0.00	0.42	0.71	9.04	54.20
WALLS							
14. R&R Paneling	478.00 SF		0.34	2.84	27.10	309.42	1,856.56
15. R&R Corner trim	32.00 LF		0.19	2.03	2.05	14.64	87.73
16. Seal (1 coat) & paint (1 coat) corner trim	32.00 LF		0.00	1.18	0.35	7.64	45.75
17. R&R Crown molding - 3 1/4"	70.17 LF		0.75	4.98	9.99	82.42	494.49
18. Seal (1 coat) & paint (1 coat) crown molding	70.17 LF		0.00	1.60	0.81	22.62	135.70
19. R&R Casing - 3 1/4" stain grade	90.00 LF		0.56	4.48	20.47	94.82	568.89
20. Stain & finish casing	90.00 LF		0.00	1.67	1.46	30.36	182.12
21. Baseboard - 3 1/4"	57.67 LF		0.00	4.04	7.44	48.08	288.51
22. Seal (1 coat) & paint (1 coat) baseboard	57.67 LF		0.00	1.56	0.54	18.10	108.61
23. Quarter round - 3/4"	57.67 LF		0.00	1.93	3.82	23.02	138.14
24. Seal & paint base shoe or quarter round	57.67 LF		0.00	0.85	0.51	9.90	59.43
25. R&R Wood door - birch face, solid core	3.00 EA		9.33	177.69	21.47	116.52	699.05
26. Stain & finish door slab only (per side)	6.00 EA		0.00	61.56	4.26	74.74	448.36
27. Detach & Reset Door knob - interior	3.00 EA	25.14	0.00	0.00	0.00	15.08	90.50
CEILING							
28. Suspended ceiling tile - 2' x 4'	48.00 SF		0.00	2.09	4.24	20.90	125.46
29. Mask the floor per square foot - plastic and tape - 4 mil	105.83 SF		0.00	0.27	0.50	5.82	34.89
30. Final cleaning - construction - Residential	105.83 SF		0.00	0.30	0.00	6.36	38.11
Totals: Main Hallway					112.22	945.70	5,673.84

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018



Closet 1

Height: 8'

118.00 SF Walls	16.25 SF Ceiling
134.25 SF Walls & Ceiling	16.25 SF Floor
1.81 SY Flooring	14.33 LF Floor Perimeter
16.83 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

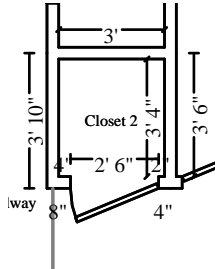
Opens into MAIN_HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
31. Tile - vinyl composition	16.25 SF		0.00	1.65	1.00	5.56	33.37
32. Floor preparation for resilient flooring	16.25 SF		0.00	0.42	0.11	1.38	8.32
WALLS							
33. Remove Sheathing - OSB - 1/2"	16.00 SF		0.63	0.00	0.00	2.02	12.10
34. Sheathing - OSB - 1/2"	43.33 SF		0.00	1.51	1.49	13.38	80.30
35. 1/2" - drywall per LF - up to 2' tall	10.00 LF		0.00	9.47	1.07	19.16	114.93
36. Seal the surface area w/PVA primer - one coat	53.33 SF		0.00	0.61	0.22	6.54	39.29
37. Paint the walls - two coats	118.00 SF		0.00	1.06	2.39	25.50	152.97
38. Baseboard - 3 1/4"	14.33 LF		0.00	4.04	1.85	11.96	71.70
39. Seal (1 coat) & paint (1 coat) baseboard	14.33 LF		0.00	1.56	0.14	4.50	26.99
40. Quarter round - 3/4"	14.33 LF		0.00	1.93	0.95	5.74	34.35
41. Seal & paint base shoe or quarter round	14.33 LF		0.00	0.85	0.13	2.46	14.77
42. Mask the floor per square foot - plastic and tape - 4 mil	16.25 SF		0.00	0.27	0.08	0.90	5.37
43. Final cleaning - construction - Residential	16.25 SF		0.00	0.30	0.00	0.98	5.86
Totals: Closet 1					9.43	100.08	600.32

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018



Closet 2

Height: 8'

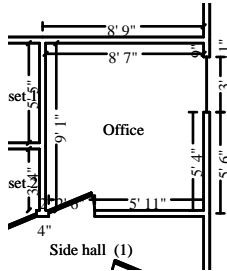
84.67 SF Walls	10.00 SF Ceiling
94.67 SF Walls & Ceiling	10.00 SF Floor
1.11 SY Flooring	10.17 LF Floor Perimeter
12.67 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"			Opens into SIDE_HALL			
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
44. Tile - vinyl composition	10.00 SF		0.00	1.65	0.61	3.42	20.53
45. Floor preparation for resilient flooring	10.00 SF		0.00	0.42	0.07	0.86	5.13
WALLS							
46. R&R 1/2" - drywall per LF - up to 2' tall	10.17 LF		2.51	9.47	1.08	24.58	147.50
47. Seal the surface area w/PVA primer - one coat	25.34 SF		0.00	0.61	0.10	3.12	18.68
48. Paint the walls - two coats	84.67 SF		0.00	1.06	1.71	18.30	109.76
49. Baseboard - 3 1/4"	10.17 LF		0.00	4.04	1.31	8.48	50.88
50. Seal (1 coat) & paint (1 coat) baseboard	10.17 LF		0.00	1.56	0.10	3.20	19.17
51. Quarter round - 3/4"	10.17 LF		0.00	1.93	0.67	4.06	24.36
52. Seal & paint base shoe or quarter round	10.17 LF		0.00	0.85	0.09	1.74	10.47
53. Freezer - Remove & reset	1.00 EA		0.00	48.28	0.00	9.66	57.94
54. Mask the floor per square foot - plastic and tape - 4 mil	10.00 SF		0.00	0.27	0.05	0.56	3.31
55. Final cleaning - construction - Residential	10.00 SF		0.00	0.30	0.00	0.60	3.60
Totals: Closet 2					5.79	78.58	471.33

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018



Office

Height: 8'

266.00 SF Walls	77.97 SF Ceiling
343.97 SF Walls & Ceiling	77.97 SF Floor
8.66 SY Flooring	32.83 LF Floor Perimeter
35.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

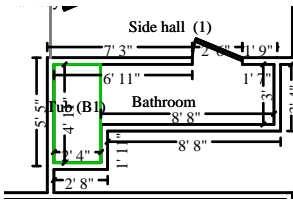
Opens into SIDE_HALL

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
56. Tile - vinyl composition	77.97 SF		0.00	1.65	4.79	26.70	160.14
57. Floor preparation for resilient flooring	77.97 SF		0.00	0.42	0.53	6.66	39.94
WALLS							
58. R&R Paneling	266.00 SF		0.34	2.84	15.08	172.18	1,033.14
59. R&R Corner trim - stain grade	32.00 LF		0.19	2.42	2.89	17.28	103.69
60. Stain & finish corner trim	32.00 LF		0.00	1.65	0.52	10.66	63.98
61. R&R Crown molding - 3 1/4" stain grade	35.33 LF		0.75	6.46	8.20	52.58	315.51
62. Stain & finish crown molding	35.33 LF		0.00	1.76	0.57	12.56	75.31
63. R&R Casing - 3 1/4" stain grade	18.00 LF		0.56	4.48	4.09	18.96	113.77
64. Stain & finish casing	18.00 LF		0.00	1.67	0.29	6.08	36.43
65. Baseboard - 3 1/4" stain grade	32.83 LF		0.00	4.70	5.45	31.96	191.71
66. Stain & finish baseboard	32.83 LF		0.00	1.65	0.53	10.94	65.64
67. Quarter round - 3/4" - stain grade	32.83 LF		0.00	2.37	3.15	16.20	97.16
68. Stain & finish base shoe or quarter round	32.83 LF		0.00	1.35	0.53	8.96	53.81
69. Content Manipulation charge - per hour	8.00 HR		0.00	45.01	0.00	72.02	432.10
2 people for 3 hours to remove contents. 2 people for 3 hours to reset contents.							
70. Mask the floor per square foot - plastic and tape - 4 mil	77.97 SF		0.00	0.27	0.37	4.30	25.72
71. Final cleaning - construction - Residential	77.97 SF		0.00	0.30	0.00	4.68	28.07
72. Detach & Reset Baseboard electric heater - 3'	1.00 EA	133.50	0.00	0.00	0.00	26.70	160.20
Totals: Office					46.99	499.42	2,996.32

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018



Bathroom

Height: 8'

203.50 SF Walls	37.51 SF Ceiling
241.01 SF Walls & Ceiling	26.04 SF Floor
2.89 SY Flooring	29.33 LF Floor Perimeter
31.83 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"		Opens into SIDE_HALL				
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
73. Tile - vinyl composition	26.04 SF		0.00	1.65	1.60	8.92	53.49
74. Floor preparation for resilient flooring	26.04 SF		0.00	0.42	0.18	2.22	13.34
WALLS							
75. R&R Paneling	203.50 SF		0.34	2.84	11.54	131.72	790.39
76. Seal & paint paneling	203.50 SF		0.00	1.25	3.16	51.52	309.06
77. R&R Corner trim	32.00 LF		0.19	2.03	2.05	14.64	87.73
78. Seal (1 coat) & paint (1 coat) corner trim	32.00 LF		0.00	1.18	0.35	7.64	45.75
79. R&R Crown molding - 3 1/4"	31.83 LF		0.75	4.98	4.53	37.38	224.29
80. Seal (1 coat) & paint (1 coat) crown molding	31.83 LF		0.00	1.60	0.37	10.26	61.56
81. R&R Casing - 3 1/4" stain grade	90.00 LF		0.56	4.48	20.47	94.82	568.89
82. Stain & finish casing	90.00 LF		0.00	1.67	1.46	30.36	182.12
83. Baseboard - 3 1/4"	29.33 LF		0.00	4.04	3.78	24.46	146.73
84. Seal (1 coat) & paint (1 coat) baseboard	29.33 LF		0.00	1.56	0.28	9.22	55.25
85. Quarter round - 3/4"	29.33 LF		0.00	1.93	1.94	11.70	70.25
86. Seal & paint base shoe or quarter round	29.33 LF		0.00	0.85	0.26	5.04	30.23
87. Detach & Reset Cabinetry - upper (wall) units	3.00 LF	62.38	0.00	0.00	0.00	37.42	224.56
88. Toilet - Detach & reset	1.00 EA		0.00	275.24	0.57	55.16	330.97
89. P-trap assembly - Detach & reset	1.00 EA		0.00	67.30	0.00	13.46	80.76
90. Plumbing fixture supply line	3.00 EA		0.00	22.15	1.39	13.58	81.42
91. Sink - wall mounted - Detach & reset	1.00 EA		0.00	276.41	0.08	55.30	331.79
92. Toilet paper holder - Detach & reset	1.00 EA		0.00	19.55	0.00	3.92	23.47

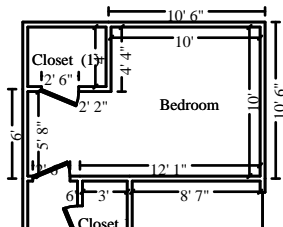
108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018

CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
93. Mask the floor per square foot - plastic and tape - 4 mil	26.04 SF		0.00	0.27	0.12	1.42	8.57
94. Final cleaning - construction - Residential	26.04 SF		0.00	0.30	0.00	1.56	9.37
95. Detach & Reset Baseboard electric heater - 3'	1.00 EA	133.50	0.00	0.00	0.00	26.70	160.20
Totals: Bathroom					54.13	648.42	3,890.19



Bedroom

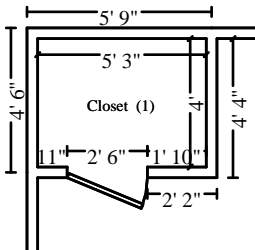
Height: 8'

392.67 SF Walls	131.64 SF Ceiling
524.31 SF Walls & Ceiling	131.64 SF Floor
14.63 SY Flooring	48.67 LF Floor Perimeter
51.17 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into MAIN_HALLWAY



Subroom: Closet (1)

Height: 8'

148.00 SF Walls	21.00 SF Ceiling
169.00 SF Walls & Ceiling	21.00 SF Floor
2.33 SY Flooring	18.50 LF Floor Perimeter
18.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR							
96. Tile - vinyl composition	152.64 SF		0.00	1.65	9.38	52.26	313.50
97. Floor preparation for resilient flooring	152.64 SF		0.00	0.42	1.03	13.02	78.16
98. R&R Quarter round - 3/4" - stain grade	67.17 LF		0.19	2.37	6.44	35.68	214.07
99. Stain & finish base shoe or quarter round	67.17 LF		0.00	1.35	1.09	18.36	110.13
100. Content Manipulation charge - per hour	4.00 HR		0.00	45.01	0.00	36.00	216.04
2 people for 2 hours to remove contents. 2 people for 2 hours to reset contents.							
101. Mask and prep for paint - tape only (per LF)	67.17 LF		0.00	0.63	0.23	8.50	51.05

108 S Walnut Circle, Suite A

Greensboro, NC 27409

336-707-3018

CONTINUED - Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
102. Detach & Reset Baseboard electric heater - 3'	1.00 EA	133.50	0.00	0.00	0.00	26.70	160.20
Totals: Bedroom					18.17	190.52	1,143.15
Total: Main Level					285.38	3,064.22	17,811.74

Debris Removal

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
103. Tandem axle dump trailer - per load - including dump fees	2.00 EA		188.70	0.00	0.00	75.48	452.88
Totals: Debris Removal					0.00	75.48	452.88

Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
104. Drywall labor minimum	1.00 EA		0.00	178.44	0.00	35.68	214.12
105. Acoustic ceiling tile labor minimum	1.00 EA		0.00	204.64	0.00	40.92	245.56
Totals: Labor Minimums Applied					0.00	76.60	459.68
Line Item Totals: GUTHEIL-HEATHER&DAV2					285.38	3,216.30	18,724.30

Grand Total Areas:

2,639.59 SF Walls	829.42 SF Ceiling	3,469.01 SF Walls and Ceiling
817.94 SF Floor	90.88 SY Flooring	330.09 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	355.09 LF Ceil. Perimeter
817.94 Floor Area	918.77 Total Area	2,639.59 Interior Wall Area
1,575.00 Exterior Wall Area	175.00 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	



108 S Walnut Circle, Suite A
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Summary

Line Item Total	15,222.62
Material Sales Tax	285.38
Subtotal	15,508.00
Overhead	1,608.15
Profit	1,608.15
Replacement Cost Value	\$18,724.30
Net Claim	\$18,724.30

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6.75%)	Laundry & D/C Tax (6.75%)	Manuf. Home Tax (4.75%)	Storage Rental Tax (6.75%)	Local Food Tax (2%)
Line Items	1,608.15	1,608.15	285.38	0.00	0.00	0.00	0.00
Total	1,608.15	1,608.15	285.38	0.00	0.00	0.00	0.00

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336-707-3018

Recap by Room

Estimate: GUTHEIL-HEATHER&DAV2

Area: Main Level	-572.13	-3.76%
Den	2,968.57	19.50%
Main Hallway	4,615.92	30.32%
Closet 1	490.81	3.22%
Closet 2	386.96	2.54%
Office	2,449.91	16.09%
Bathroom	3,187.64	20.94%
Bedroom	934.46	6.14%
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Area Subtotal: Main Level	14,462.14	95.00%
Debris Removal	377.40	2.48%
Labor Minimums Applied	383.08	2.52%
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Subtotal of Areas	15,222.62	100.00%
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Total	15,222.62	100.00%

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Greensboro, NC 27409

336-707-3018

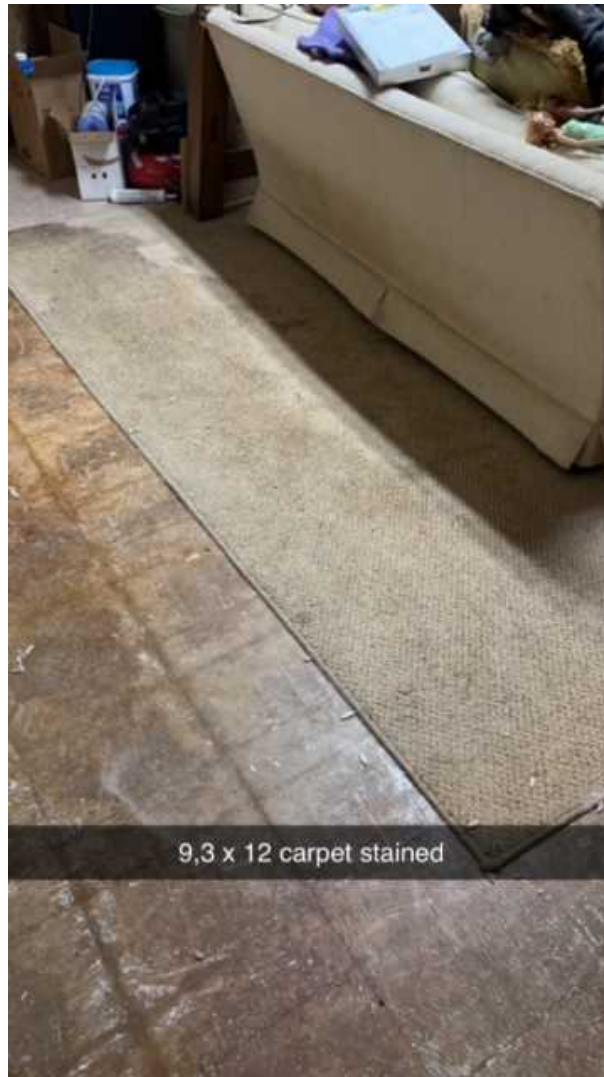
Recap by Category

O&P Items	Total	%
ACOUSTICAL TREATMENTS	304.96	1.63%
APPLIANCES	48.28	0.26%
CABINETS	187.14	1.00%
CLEANING	199.60	1.07%
CONTENT MANIPULATION	1,080.24	5.77%
GENERAL DEMOLITION	1,541.18	8.23%
DOORS	772.07	4.12%
DRYWALL	369.45	1.97%
ELECTRICAL	667.50	3.56%
FLOOR COVERING - RESILIENT	1,349.62	7.21%
FLOOR COVERING - VINYL	429.40	2.29%
FINISH CARPENTRY / TRIMWORK	2,947.31	15.74%
FINISH HARDWARE	94.97	0.51%
FRAMING & ROUGH CARPENTRY	65.43	0.35%
PLUMBING	685.40	3.66%
PANELING & WOOD WALL FINISHES	2,901.06	15.49%
PAINTING	2,151.14	11.49%
O&P Items Subtotal	15,794.75	84.35%
Non-O&P Items	Total	%
DOORS	-572.13	-3.06%
Non-O&P Items Subtotal	-572.13	-3.06%
O&P Items Subtotal	15,794.75	84.35%
Material Sales Tax	285.38	1.52%
Overhead	1,608.15	8.59%
Profit	1,608.15	8.59%
Total	18,724.30	100.00%

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- 1 Main Level/Den - 34-thumbnail_
IMG_7400

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- 2 Main Level/Den - 33-thumbnail_
IMG_7399

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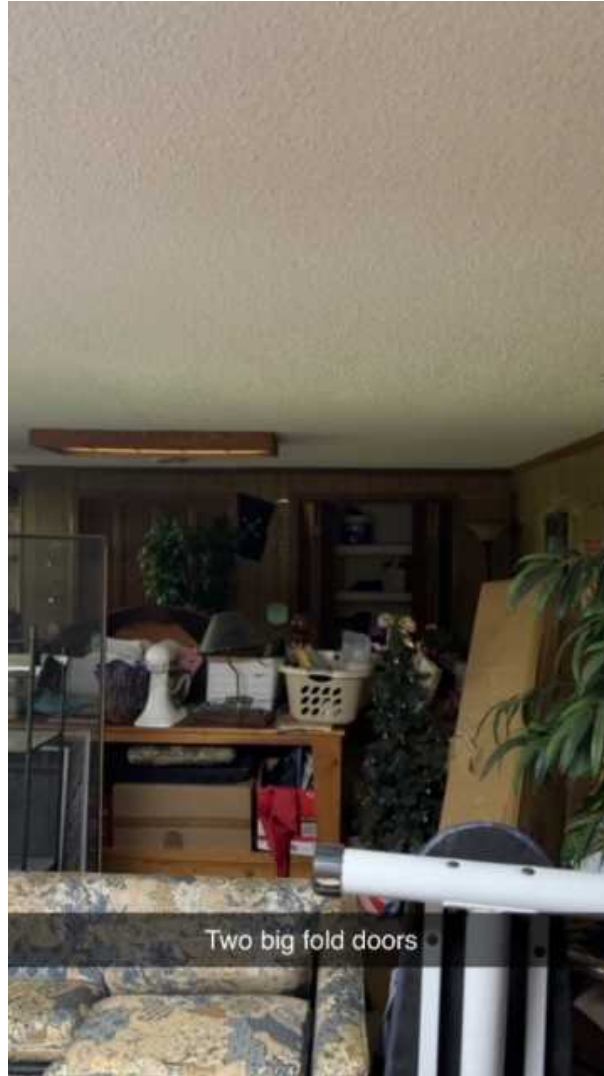


3 Main Level/Den - 35-thumbnail_
IMG_7401

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4 Main Level/Den - 36-thumbnail_
IMG_7402

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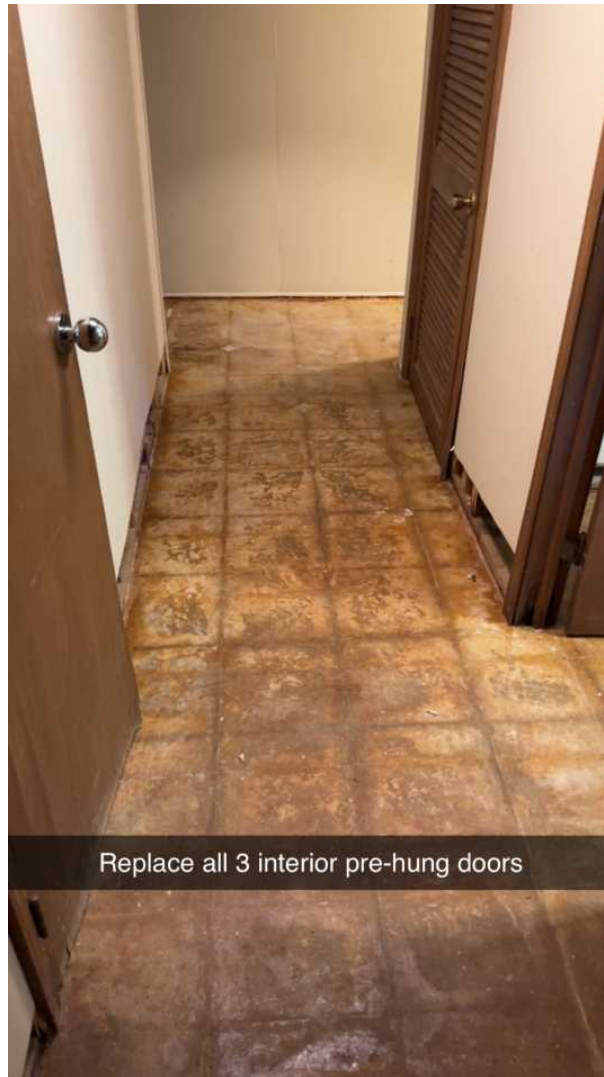


- 5 Main Level/Main Hallway - 32-
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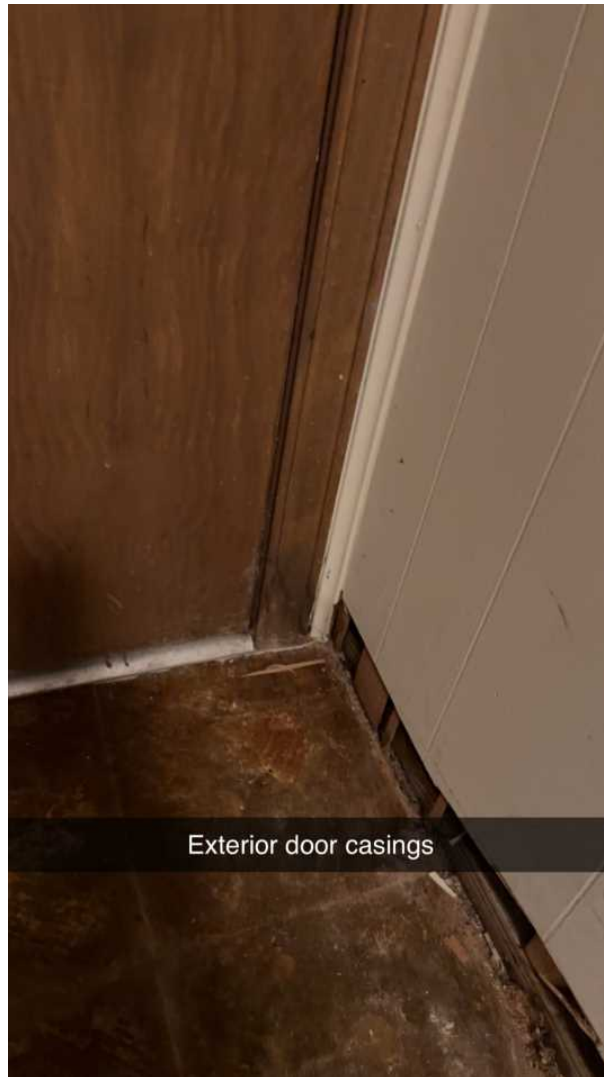


- 6 Main Level/Main Hallway - 31-
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7 Main Level/Main Hallway - 30-
thumbnail_IMG_7395

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8 Main Level/Main Hallway - 14-
thumbnail_IMG_7378

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9

Main Level/Main Hallway - 15-
thumbnail_IMG_7379

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10 Main Level/Main Hallway - 16-
thumbnail_IMG_7380

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- 11 Main Level/Main Hallway - 17-
thumbnail_IMG_7381

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12 Main Level/Main Hallway - 18-
thumbnail_IMG_7382

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13 Main Level/Main Hallway - 19-
thumbnail_IMG_7383

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14 Main Level/Main Hallway - 20-
thumbnail_IMG_7384

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15 Main Level/Main Hallway - 21-
thumbnail_IMG_7385

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16 Main Level/Main Hallway - 22-
thumbnail_IMG_7386

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17 Main Level/Main Hallway - 23-
thumbnail_IMG_7387

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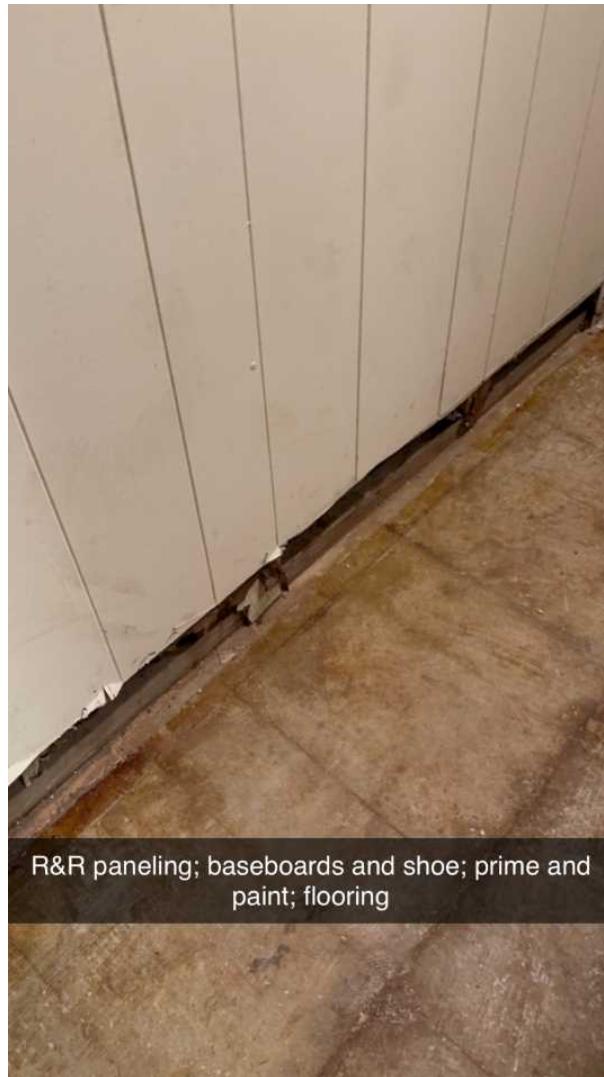


18 Main Level/Main Hallway - 24-
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19 Main Level/Main Hallway - 29-
thumbnail_IMG_7394

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20 Main Level/Closet 1 - 6-thumbnail_
IMG_7369

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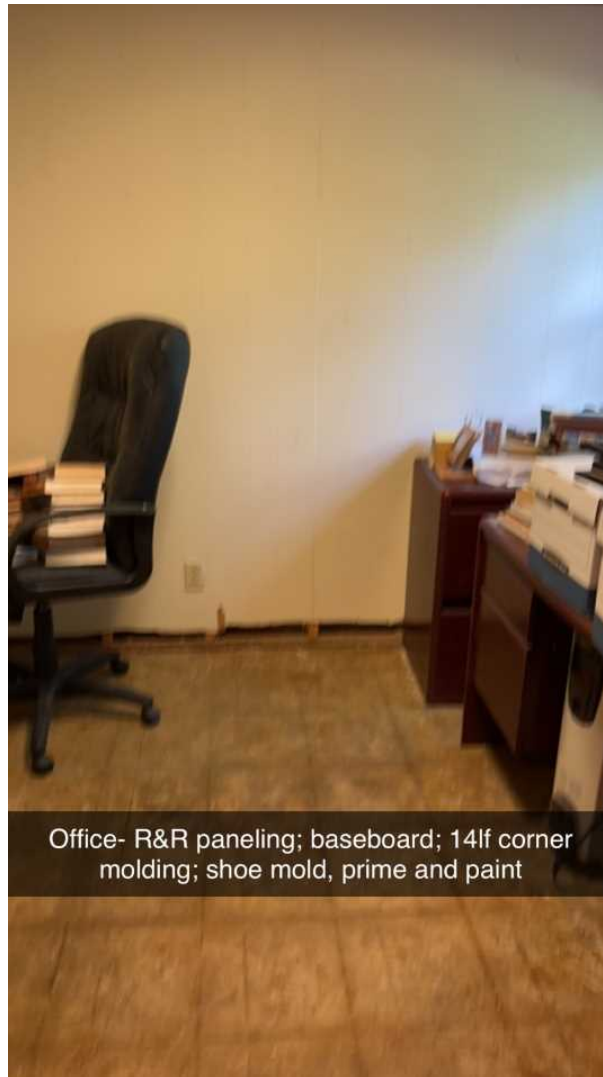


21 Main Level/Closet 2 - 7-thumbnail_
IMG_7370

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Office- R&R paneling; baseboard; 14lf corner molding; shoe mold, prime and paint

22 Main Level/Office - 8-thumbail_
IMG_7371

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23 Main Level/Office - 9-thumbnail_
IMG_7372

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24 Main Level/Office - 10-thumbnail_
IMG_7373

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25 Main Level/Office - 11-thumbnail_
IMG_7374

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26 Main Level/Office - 12-thumbnail_
IMG_7375

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27 Main Level/Office - 13-thumbnail_ Date Taken: 9/14/2023
IMG_7376

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28 Main Level/Bathroom - 25-
thumbnail_IMG_7390

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29 Main Level/Bathroom - 26-
thumbnail_IMG_7391

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30 Main Level/Bathroom - 27-
thumbnail_IMG_7392

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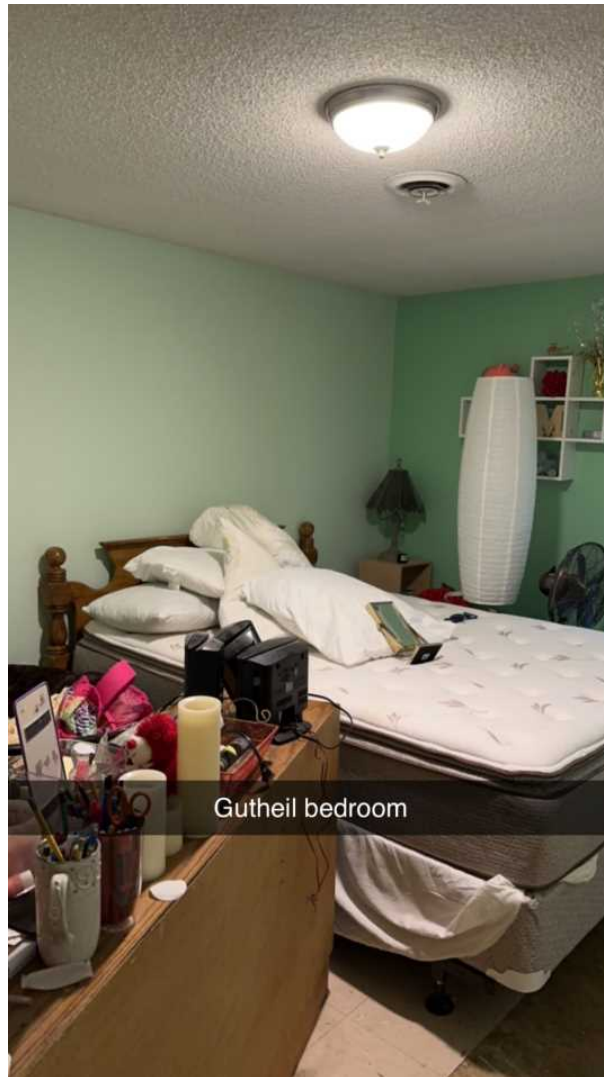


31 Main Level/Bathroom - 28-
thumbnail_IMG_7393

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32 Main Level/Bedroom - 1-thumbnail_
IMG_7364

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33 Main Level/Bedroom - 2-thumbnail_
IMG_7365

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34 Main Level/Bedroom - 3-thumbnail_
IMG_7366

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35 Main Level/Bedroom - 4-thumbnail_
IMG_7367

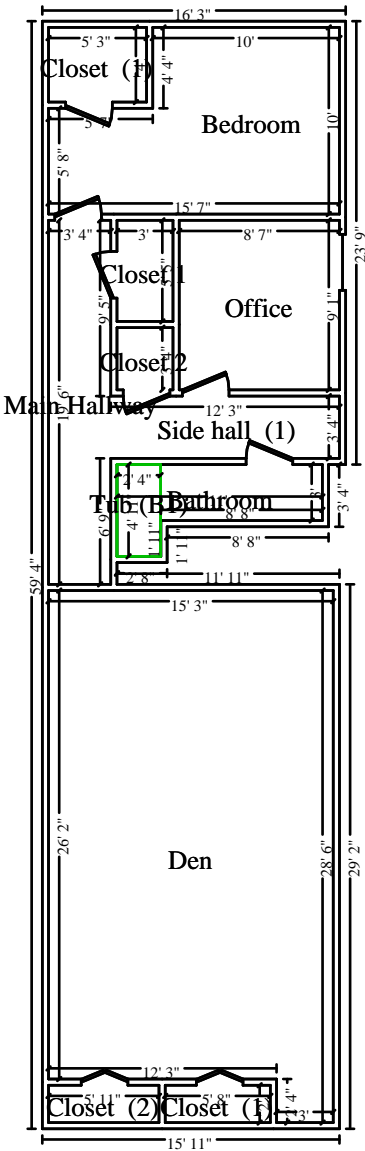
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36 Main Level/Bedroom - 5-thumbnail_
IMG_7368



Main Level