

Insured: James McLeod
Property: 7020 Toscana Trace
Summerfield, NC 27358

E-mail: jmmcleod_01@yahoo.com

Claim Rep.: Ervin A.

Estimator: Benjamin Workman

Claim Number: 00565602-022

Policy Number: NA

Type of Loss: Water Damage

Date Contacted: 9/21/2023 1:00 PM

Date of Loss: 9/21/2023 12:00 AM

Date Inspected: 9/21/2023 3:00 PM

Date Est. Completed: 10/11/2023 12:39 PM

Date Received: 9/21/2023 1:00 PM

Date Entered: 10/10/2023 4:59 PM

Price List: NCGR8X_OCT23

Restoration/Service/Remodel

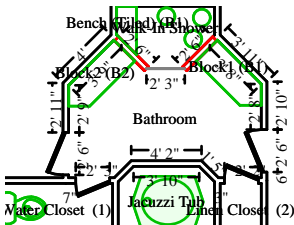
Estimate: MCCLEOD_RECON

MCCLEOD_RECON

Main Level

Main Level

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. R&R Sheathing - OSB - 3/4" - tongue and groove	160.00 SF		1.52	2.88	14.80	143.76	862.56
2. Tandem axle dump trailer - per load - including dump fees	2.00 EA		189.00	0.00	0.00	75.60	453.60
3. Final cleaning - construction - Residential	717.67 SF		0.00	0.30	0.00	43.06	258.36
Total: Main Level					14.80	262.42	1,574.52

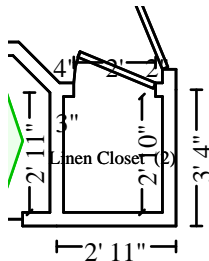


Bathroom

Height: 9'

255.71 SF Walls	72.33 SF Ceiling
328.03 SF Walls & Ceiling	57.77 SF Floor
6.42 SY Flooring	35.62 LF Floor Perimeter
35.62 LF Ceil. Perimeter	

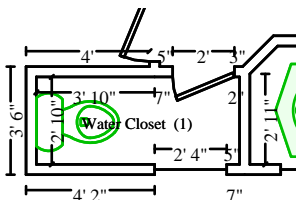
Missing Wall - Goes to neither Floor/Ceiling	2' 6" X 4' 11"	Opens into WALKIN_SHOW
Missing Wall - Goes to neither Floor/Ceiling	2' 6" X 5'	Opens into WALKIN_SHOW
Missing Wall	2' 3 1/16" X 9'	Opens into WALKIN_SHOW



Subroom: Linen Closet (2)

Height: 8'

84.00 SF Walls	6.85 SF Ceiling
90.85 SF Walls & Ceiling	6.85 SF Floor
0.76 SY Flooring	10.50 LF Floor Perimeter
10.50 LF Ceil. Perimeter	



Subroom: Water Closet (1)

Height: 9'

164.83 SF Walls	18.65 SF Ceiling
183.49 SF Walls & Ceiling	18.65 SF Floor
2.07 SY Flooring	18.83 LF Floor Perimeter
18.83 LF Ceil. Perimeter	

Window	2' 4" X 2'	Opens into Exterior
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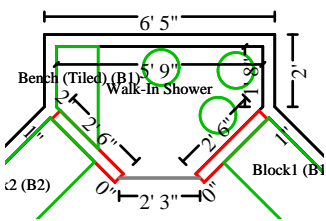
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS							
4. Mirror - plate glass - Detach & reset	32.00 SF		0.00	6.79	0.00	43.46	260.74
5. 1/2" drywall - hung, taped, floated, ready for paint	64.00 SF		0.00	2.41	2.89	31.42	188.55
Two sheets of drywall 4 x 8 on exterior of half walls							
6. Baseboard - 5 1/4"	64.95 LF		0.00	5.23	12.76	70.50	422.95
7. Quarter round - 3/4"	64.95 LF		0.00	1.93	4.30	25.94	155.59
8. Paint baseboard, oversized - two coats	64.95 LF		0.00	1.65	1.05	21.66	129.88
9. Seal & paint base shoe or quarter round	64.95 LF		0.00	0.85	0.57	11.16	66.94
10. Door knob/lockset - Detach & reset	4.00 EA		0.00	25.21	0.00	20.16	121.00
11. Paint door slab only - 2 coats (per side)	5.00 EA		0.00	40.65	3.38	41.34	247.97
12. Paint door/window trim & jamb - 2 coats (per side)	7.00 EA		0.00	33.58	2.84	47.58	285.48
13. Detach & Reset Shelving - 24" - in place	10.50 LF	9.02	0.00	0.00	0.02	18.94	113.67
14. Seal & paint wood shelving, 12"-24" width	10.00 LF		0.00	4.75	0.41	9.58	57.49
Shelves are wood shelving and will need to be repainted once reinstalled							
15. Paint the walls - two coats	504.54 SF		0.00	1.07	10.22	110.02	660.10
16. Detach & Reset Towel ring - High grade	2.00 EA	19.61	0.00	0.00	0.00	7.84	47.06
FLOORING							
17. Detach & Reset 4" backsplash for flat laid countertop	10.00 LF	4.22	0.00	0.00	0.07	8.46	50.73
18. Vanity - Detach & reset	12.00 LF		0.00	62.56	0.00	150.14	900.86
Detach and reset so that OSB can be replaced under both vanities							
19. Vanity top - Detach & reset	12.00 LF		0.00	51.61	0.21	123.90	743.43
20. Heat/AC register - Floor register - Detach & reset	2.00 EA		0.00	4.89	0.00	1.96	11.74
21. 1/4" Cement board	83.27 SF		0.00	4.65	8.21	79.08	474.50
22. Tile floor covering - High grade	83.27 SF		0.00	14.57	42.32	251.10	1,506.66
23. Floor protection - plastic and tape - 10 mil	83.27 SF		0.00	0.32	0.67	5.48	32.80
Floor protection during painting of walls. Walls must be painted last, as baseboard must be installed following tile installation							
PLUMBING							
24. Toilet - Reset	1.00 EA		0.00	168.50	0.51	33.80	202.81
25. R&R Angle stop valve	1.00 EA		5.62	43.21	0.84	9.92	59.59
MCCLEOD_RECON					10/11/2023		Page: 3

CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
26. R&R Plumbing fixture supply line	1.00 EA		5.62	22.22	0.46	5.66	33.96
27. R&R Shower head only - Premium grade	1.00 EA		8.43	192.06	10.80	42.26	253.55
Totals: Bathroom					102.53	1,171.36	7,028.05


Walk-In Shower
Height: 9'

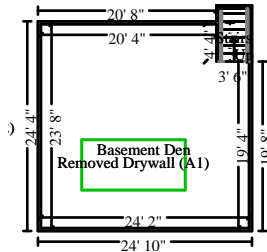
104.95 SF Walls	17.20 SF Ceiling
122.15 SF Walls & Ceiling	17.20 SF Floor
1.91 SY Flooring	14.40 LF Floor Perimeter
14.40 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling	2' 6" X 5'	Opens into BATHROOM2
Missing Wall	2' 3 1/16" X 9'	Opens into BATHROOM2
Missing Wall - Goes to neither Floor/Ceiling	2' 6" X 4' 11"	Opens into BATHROOM2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
28. R&R Stud wall - 2" x 4" - 12" oc	32.00 SF		0.27	3.13	2.42	22.24	133.46
Half walls damaged by water							
29. R&R 1/2" Cement board	76.00 SF		1.06	5.72	8.87	104.84	628.99
Remove this square footage of half cement board that currently remains on rear wall and two side short walls. There is also some cement board on the bend remaining (SF captured)							
30. R&R Tile framed shower curb - per LF	3.00 LF		10.52	104.76	4.59	70.10	420.53
Curb rotted and must be replaced							
31. Remove Tile shower - 61 to 100 SF	1.00 EA		216.49	0.00	0.00	43.30	259.79
32. R&R Shower drain - for use with waterproof membrane	1.00 EA		16.84	199.35	9.84	45.20	271.23
33. Waterproof membrane - tile underlayment	17.20 SF		0.00	7.03	2.96	24.78	148.66
34. Mortar bed for tile	17.20 SF		0.00	9.05	2.00	31.54	189.20
35. Tile shower - 121 to 150 SF	1.00 EA		0.00	3,362.36	70.00	686.48	4,118.84
36. Custom shower door & partition - 1/4" glass w/frame	18.00 SF		0.00	31.47	24.14	118.12	708.72
37. Shower door - High grade	1.00 EA		0.00	695.20	33.98	145.84	875.02
38. Ceramic tile - bullnose - 3/4" x 6" - High grade	66.50 LF		0.00	11.21	20.51	153.20	919.18
Bullnose tile present around perimeter of door and half walls							

CONTINUED - Walk-In Shower

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Walk-In Shower					179.31	1,445.64	8,673.62
Total: Main Level					296.64	2,879.42	17,276.19

Basement Level

Basement Den
Height: 10'

918.73 SF Walls	555.51 SF Ceiling
1,474.24 SF Walls & Ceiling	555.51 SF Floor
61.72 SY Flooring	91.87 LF Floor Perimeter
91.87 LF Ceil. Perimeter	

Missing Wall
3' 5 1/2" X 10'
Opens into STAIRS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING							
39. 1/2" drywall - hung, taped, floated, ready for paint	96.00 SF		0.00	2.41	4.34	47.14	282.84
Minimum two sheets of drywall will be needed for repair							
40. Seal/prime (1 coat) then paint (2 coats) the surface area	1,474.00 SF		0.00	1.41	35.82	422.82	2,536.98
FLOORING							
41. Floor protection - self-adhesive plastic film	555.51 SF		0.00	1.38	5.25	154.38	926.23
42. Mask the surface area per square foot - plastic and tape - 4 mil	875.40 SF		0.00	0.27	4.14	48.10	288.60
Mask walls during painting of ceiling							
Totals: Basement Den					49.55	672.44	4,034.65

Total: Basement Level

49.55
672.44
4,034.65
Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
43. Drywall labor minimum	1.00 EA		0.00	85.61	0.00	17.12	102.73
44. Plumbing labor minimum	1.00 EA		0.00	58.17	0.00	11.64	69.81
45. Finish hardware labor minimum	1.00 EA		0.00	18.52	0.00	3.70	22.22
46. Heat, vent, & air cond. labor minimum	1.00 EA		0.00	240.73	0.00	48.14	288.87

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Labor Minimums Applied					0.00	80.60	483.63
Line Item Totals: MCCLEOD_RECON					346.19	3,632.46	21,794.47

Grand Total Areas:

1,778.80	SF Walls	712.77	SF Ceiling	2,491.57	SF Walls and Ceiling
717.67	SF Floor	79.74	SY Flooring	204.03	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	201.50	LF Ceil. Perimeter
717.67	Floor Area	773.84	Total Area	1,612.44	Interior Wall Area
1,517.68	Exterior Wall Area	146.11	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	17,815.82
Material Sales Tax	346.19
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Subtotal	18,162.01
Overhead	1,816.23
Profit	1,816.23
	<hr/>
Replacement Cost Value	\$21,794.47
Net Claim	\$21,794.47
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Benjamin Workman

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							
	1,816.23	1,816.23	346.19	0.00	0.00	0.00	0.00
Total	1,816.23	1,816.23	346.19	0.00	0.00	0.00	0.00

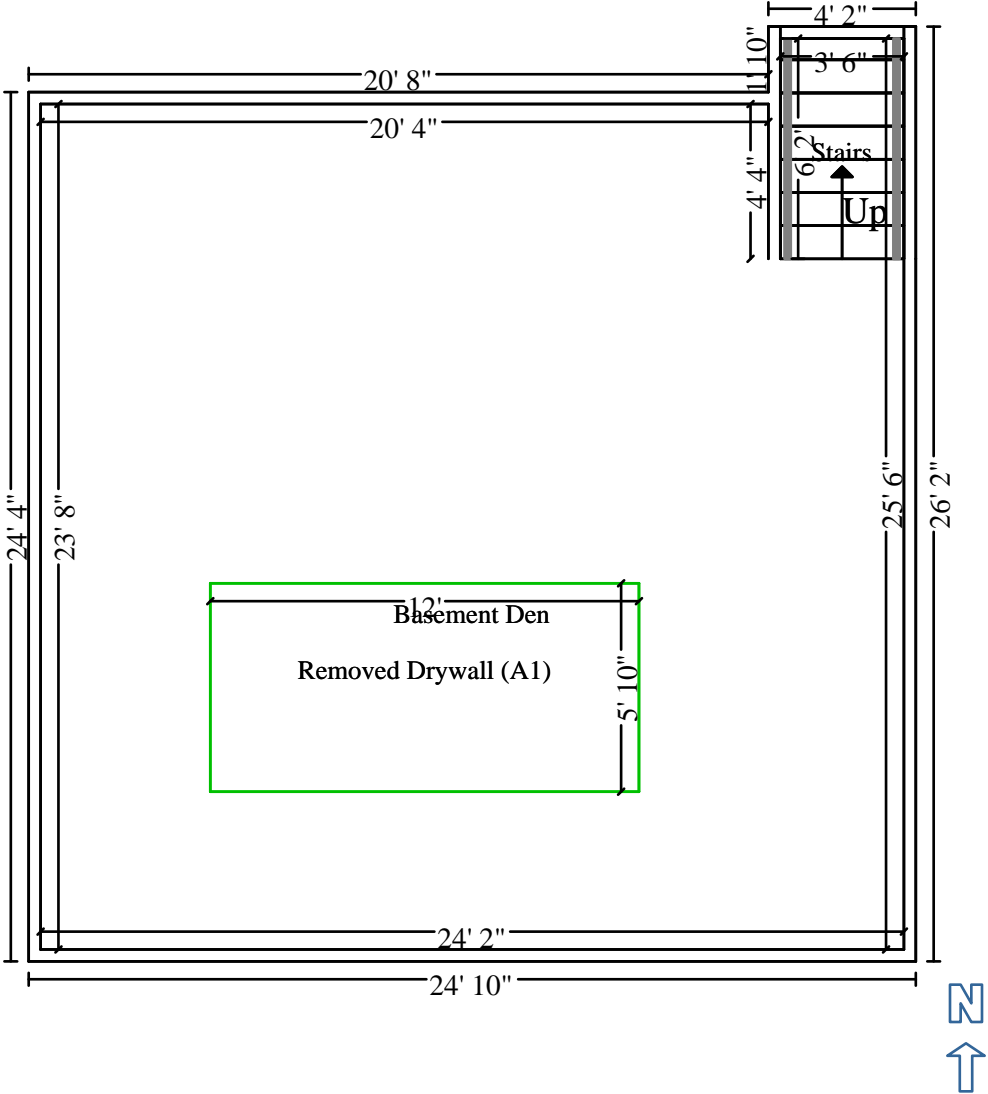
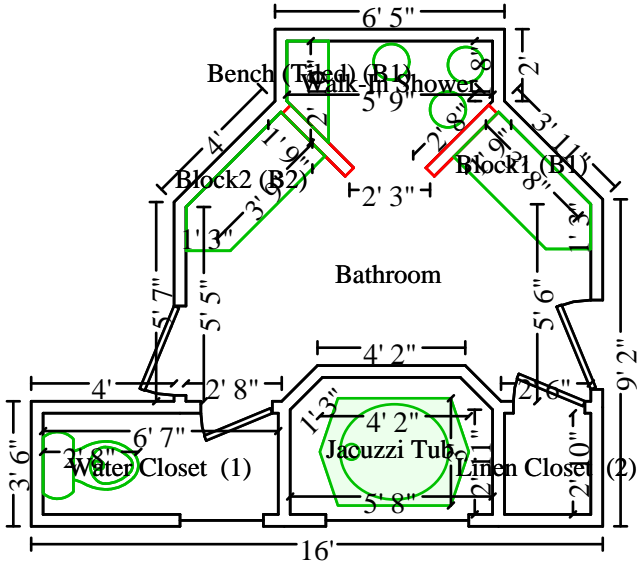
Recap by Room

Estimate: MCCLEOD_RECON

Area: Main Level	1,297.30	7.28%
Bathroom	5,754.16	32.30%
Walk-In Shower	7,048.67	39.56%
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Area Subtotal: Main Level	14,100.13	79.14%
Area: Basement Level		
Basement Den	3,312.66	18.59%
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Area Subtotal: Basement Level	3,312.66	18.59%
Labor Minimums Applied	403.03	2.26%
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Subtotal of Areas	17,815.82	100.00%
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Total	17,815.82	100.00%

Recap by Category

O&P Items	Total	%
CABINETRY	792.92	3.64%
CLEANING	215.30	0.99%
GENERAL DEMOLITION	994.96	4.57%
DRYWALL	471.21	2.16%
FLOOR COVERING - CERAMIC TILE	1,600.45	7.34%
FINISH CARPENTRY / TRIMWORK	559.75	2.57%
FINISH HARDWARE	158.58	0.73%
FRAMING & ROUGH CARPENTRY	560.96	2.57%
HEAT, VENT & AIR CONDITIONING	250.51	1.15%
MARBLE - CULTURED OR NATURAL	619.32	2.84%
MIRRORS & SHOWER DOORS	1,478.94	6.79%
PLUMBING	484.16	2.22%
PAINTING	3,529.40	16.19%
TRAUMA/CRIME SCENE REMEDIATION	766.60	3.52%
TILE	5,332.76	24.47%
O&P Items Subtotal	17,815.82	81.74%
Material Sales Tax	346.19	1.59%
Overhead	1,816.23	8.33%
Profit	1,816.23	8.33%
Total	21,794.47	100.00%



Main Level