



Insured: Jason A
Property: 110 N CHESTNUT ST
WOODLAND , NC 27897

Estimator: Office

Business: (704) 678-2783

Claim Number: PR02105351 **Policy Number:** **Type of Loss:** Water Damage

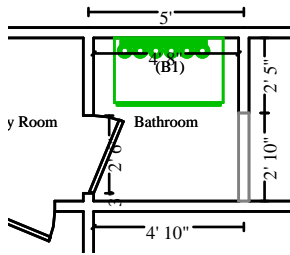
Date of Loss: Date Received:
Date Inspected: Date Entered: 6/26/2025 4:55 PM

Price List: NCEC8X_JUN25
Restoration/Service/Remodel
Estimate: 110-N-CHESTNUT-ST



110-N-CHESTNUT-ST

Main Level



Bathroom

Height: 8'

139.78 SF Walls	24.50 SF Ceiling
164.28 SF Walls & Ceiling	24.50 SF Floor
2.72 SY Flooring	17.00 LF Floor Perimeter
19.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 10" X 6' 8"

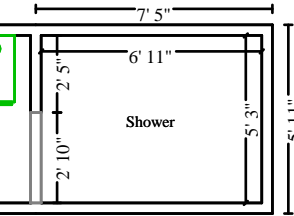
Opens into SHOWER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Walls							
1. Tear out wet drywall, cleanup, bag for disposal <i>Tear out wet drywall on the wall where vanity was in bathroom, see pics to confirm damage.</i>	37.33 SF	1.12	0.35	8.44	50.60	(0.00)	50.60
2. Clean stud wall	37.33 SF	1.01	0.05	7.56	45.31	(0.00)	45.31
3. HEPA Vacuuming - Detailed - (PER SF) <i>Hepa vacuuming is necessary to kill any bacterial and mold growth after severe water damage.</i>	37.33 SF	0.79	0.00	5.90	35.39	(0.00)	35.39
4. 1/2" drywall - hung, taped, ready for texture	37.33 SF	2.46	1.94	18.74	112.51	(0.00)	112.51
5. Texture drywall - heavy hand texture	37.33 SF	1.46	0.66	11.04	66.20	(0.00)	66.20
6. Seal/prime (1 coat) then paint (1 coat) the surface area <i>Paint newly replaced drywall.</i>	37.33 SF	1.13	0.58	8.56	51.32	(0.00)	51.32
7. Tear out wet paneling, bag for disposal <i>Tearing out water damaged paneling on side walls of bath.</i>	102.44 SF	0.70	0.55	14.46	86.72	(0.00)	86.72
8. Apply anti-microbial agent to the surface area <i>Necessary to kill any bacterial growth after water damage.</i>	102.44 SF	0.32	0.35	6.64	39.77	(0.00)	39.77
9. Paneling	102.44 SF	2.90	5.88	60.60	363.56	(0.00)	363.56
10. Seal & paint paneling <i>Painting the newly replaced paneling.</i>	102.44 SF	1.40	1.80	29.04	174.26	(0.00)	174.26
11. Paint the walls - one coat <i>Paint whole bath to match.</i>	139.78 SF	0.78	1.60	22.12	132.75	(0.00)	132.75
12. Remove Stud wall - 2" x 4" x 8' - 16" oc <i>The wall in between the bath and shower is to be removed to make the shower area wider.</i>	5.50 LF	2.21	0.00	2.44	14.60	(0.00)	14.60



CONTINUED - Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Flooring							
13. Tear out subfloor & bag for disposal <i>Removing the damaged subfloor in the bath.</i>	24.50 SF	2.11	0.12	10.36	62.18	(0.00)	62.18
14. HEPA Vacuuming exposed framing - Floor - (PER SF)	24.50 SF	1.27	0.00	6.22	37.34	(0.00)	37.34
15. Underlayment - 5/8" OSB	24.50 SF	2.13	1.82	10.80	64.81	(0.00)	64.81
16. Tile floor covering <i>Floor tiles with added wastage.</i>	28.18 SF	14.58	10.44	84.26	505.56	(0.00)	505.56
17. Grout sealer	24.50 SF	1.85	0.31	9.12	54.76	(0.00)	54.76
18. Baseboard - 3 1/4"	17.00 LF	4.17	2.28	14.64	87.81	(0.00)	87.81
19. Seal (1 coat) & paint (2 coats) baseboard	17.00 LF	2.52	0.25	8.62	51.71	(0.00)	51.71
Plumbing & Miscellaneous							
20. Vanity - Reset	3.50 LF	38.37	0.00	26.86	161.16	(0.00)	161.16
21. Sink - single - Reset	1.00 EA	102.73	0.05	20.56	123.34	(0.00)	123.34
22. Sink faucet - Detach & reset	0.50 EA	136.35	0.00	13.64	81.82	(0.00)	81.82
23. Rough-in plumbing - per fixture <i>Plumbing to be done for vanity, includes supply lines and all.</i>	1.00 EA	759.85	11.20	154.22	925.27	(0.00)	925.27
24. Detach & Reset Light bar - 6 lights	1.00 EA	116.32	0.00	23.26	139.58	(0.00)	139.58
Final Cleaning							
25. Final cleaning - construction - Residential <i>Post construction cleaning.</i>	24.50 SF	0.34	0.00	1.66	9.99	(0.00)	9.99
Totals: Bathroom			40.23	579.76	3,478.32	0.00	3,478.32



Shower		Height: 8'
175.78 SF Walls	36.31 SF Ceiling	
212.09 SF Walls & Ceiling	36.31 SF Floor	
4.03 SY Flooring	21.50 LF Floor Perimeter	
24.33 LF Ceil. Perimeter		



DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>Walls</u>							
26. Tear out wet paneling, bag for disposal <i>Damaged paneling to be removed through out where not removed yet.</i>	110.67 SF	0.70	0.60	15.62	93.69	(0.00)	93.69
27. R&R Sheathing - shiplap - cedar* <i>Shiplap wood sheathing behind paneling in shower area is all damaged and rotten, need to replace.</i>	0.00 SF	11.17	0.00	0.00	0.00	(0.00)	0.00
28. HEPA Vacuuming - Detailed - (PER SF) <i>Hepa vacuuming to be performed to avoid mold or bacterial growth since is a water damage.</i>	175.78 SF	0.79	0.00	27.78	166.65	(0.00)	166.65
29. Paneling <i>New paneling to be replaced over newly repalced sheathing shiplap.</i>	97.33 SF	2.90	5.58	57.58	345.42	(0.00)	345.42
30. Seal & paint paneling	97.33 SF	1.40	1.71	27.60	165.57	(0.00)	165.57
<u>Miscellaneous</u>							
31. R&R Stud wall - 2" x 4" x 8' - 16" oc <i>Right wall of shower to be pushed back to wider the shower area, need to remove it from its current position and replace at a little back</i>	4.00 LF	24.37	2.03	19.88	119.39	(0.00)	119.39
32. Carpenter - General Framer - per hour <i>In moving that above stud wall, closet is coming across, please refer to pics to confirm, this line item accounts for labor to remove and demolish that small closet so that the stud wall can be pushed back.</i>	4.00 HR	81.27	0.00	65.02	390.10	(0.00)	390.10
<u>Flooring</u>							
33. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc <i>A part of floor joist is missing and is a little damaged, need to replace for that, please refer to pics at last to confirm.</i>	18.16 SF	5.10	1.80	18.88	113.30	(0.00)	113.30
34. HEPA Vacuuming exposed framing - Floor - (PER SF)	36.31 SF	1.27	0.00	9.22	55.33	(0.00)	55.33
35. R&R Underlayment - 5/8" OSB <i>Subfloor to be replaced.</i>	36.31 SF	2.98	2.70	22.18	133.08	(0.00)	133.08
36. Tile floor covering <i>Tile flooring with added wastage.</i>	41.76 SF	14.58	15.48	124.88	749.22	(0.00)	749.22
37. Grout sealer	36.31 SF	1.85	0.47	13.54	81.18	(0.00)	81.18
<u>Trim</u>							
38. R&R Crown molding - 3 1/4"	24.33 LF	5.92	3.47	29.50	177.00	(0.00)	177.00
39. Paint crown molding - one coat	24.33 LF	1.17	0.25	5.76	34.48	(0.00)	34.48
<u>Shower</u>							
40. 1/4" Cement board <i>Backing for shower tile.</i>	72.00 SF	5.66	7.48	83.00	498.00	(0.00)	498.00
41. Waterproof membrane - poly - tile underlayment <i>Waterproofing layer to prevent water damage since already remediying for a water damage.</i>	72.00 SF	8.81	14.68	129.80	778.80	(0.00)	778.80



CONTINUED - Shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
42. Tile shower - 61 to 100 SF	1.00 EA	2,902.83	44.89	589.54	3,537.26	(0.00)	3,537.26
43. Shower base	1.00 EA	575.59	21.48	119.42	716.49	(0.00)	716.49
44. Rough-in plumbing - per fixture	1.00 EA	759.85	11.20	154.22	925.27	(0.00)	925.27
<i>Plumbing needs to be done for shower, supply lines and all to make it work.</i>							
45. Shower faucet	1.00 EA	248.16	8.78	51.40	308.34	(0.00)	308.34
46. Custom shower door & partition - 1/4" glass w/frame	40.00 SF	33.15	57.08	276.62	1,659.70	(0.00)	1,659.70
<i>New shower door to be replaced.</i>							
Final Cleaning							
47. Final cleaning - construction - Residential	36.31 SF	0.34	0.00	2.48	14.83	(0.00)	14.83
Totals: Shower			199.68	1,843.92	11,063.10	0.00	11,063.10

Total: Main Level	239.91	2,423.68	14,541.42	0.00	14,541.42
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Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
48. Haul debris - per pickup truck load - including dump fees	1.00 EA	178.81	0.00	35.76	214.57	(0.00)	214.57
Totals: Debris Removal			0.00	35.76	214.57	0.00	214.57

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
49. Electrical labor minimum	1.00 EA	179.22	0.00	35.84	215.06	(0.00)	215.06
50. Drywall labor minimum	1.00 EA	315.85	0.00	63.18	379.03	(0.00)	379.03
51. Cleaning labor minimum*	1.00 EA	77.42	0.00	15.48	92.90	(0.00)	92.90
52. Cabinetry labor minimum	1.00 EA	72.54	0.00	14.50	87.04	(0.00)	87.04
53. Finish carpentry labor minimum	1.00 EA	77.09	0.00	15.42	92.51	(0.00)	92.51
54. Siding labor minimum	1.00 EA	361.77	0.00	72.36	434.13	(0.00)	434.13



CONTINUED - Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Labor Minimums Applied			0.00	216.78	1,300.67	0.00	1,300.67
Line Item Totals: 110-N-CHESTNUT-ST			239.91	2,676.22	16,056.66	0.00	16,056.66

Grand Total Areas:

690.22	SF Walls	124.21	SF Ceiling	814.43	SF Walls and Ceiling
124.21	SF Floor	13.80	SY Flooring	85.33	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	91.00	LF Ceil. Perimeter
124.21	Floor Area	150.57	Total Area	690.22	Interior Wall Area
586.50	Exterior Wall Area	65.17	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	13,140.53
Material Sales Tax	239.91
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Subtotal	13,380.44
Overhead	1,338.11
Profit	1,338.11
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Replacement Cost Value	\$16,056.66
Net Claim	\$16,056.66
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Office



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	1,338.11	1,338.11	239.91	0.00	0.00	0.00	0.00
Total	1,338.11	1,338.11	239.91	0.00	0.00	0.00	0.00



Recap by Room

Estimate: 110-N-CHESTNUT-ST

Area: Main Level		
Bathroom	2,858.33	21.75%
Shower	9,019.50	68.64%
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Area Subtotal: Main Level	11,877.83	90.39%
Debris Removal	178.81	1.36%
Labor Minimums Applied	1,083.89	8.25%
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Subtotal of Areas	13,140.53	100.00%
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Total	13,140.53	100.00%



Recap by Category

O&P Items	Total	%
CABINETRY	206.84	1.29%
CLEANING	135.80	0.85%
GENERAL DEMOLITION	517.71	3.22%
DRYWALL	462.18	2.88%
ELECTRICAL	179.22	1.12%
FLOOR COVERING - CERAMIC TILE	1,539.74	9.59%
FINISH CARPENTRY / TRIMWORK	271.09	1.69%
FRAMING & ROUGH CARPENTRY	612.44	3.81%
LIGHT FIXTURES	116.32	0.72%
MIRRORS & SHOWER DOORS	1,326.00	8.26%
PLUMBING	2,514.36	15.66%
PANELING & WOOD WALL FINISHES	579.34	3.61%
PAINTING	502.20	3.13%
SIDING	361.77	2.25%
TILE	3,537.15	22.03%
WATER EXTRACTION & REMEDIATION	278.37	1.73%
O&P Items Subtotal	13,140.53	81.84%
Material Sales Tax	239.91	1.49%
Overhead	1,338.11	8.33%
Profit	1,338.11	8.33%
Total	16,056.66	100.00%



- 1 1-Vanity wall
Vanity wall where drywall is all damaged, need to replace.



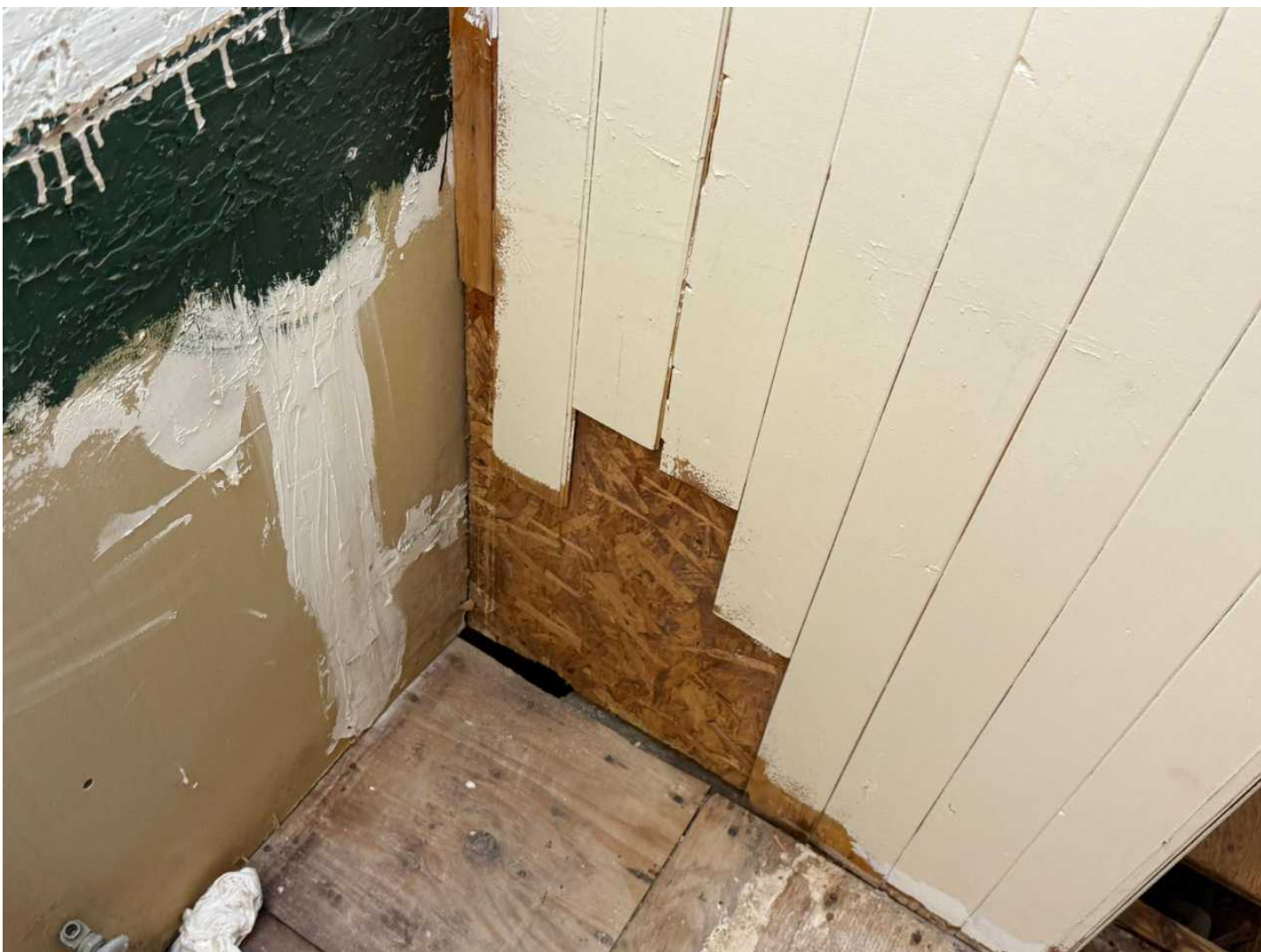
- 2 2-Closet behind shower right wall
Closet behind shower area wall (which is to displace from its current position)



- 3 3-Floor joist damage
Floor joist damaged/missing in shower area.



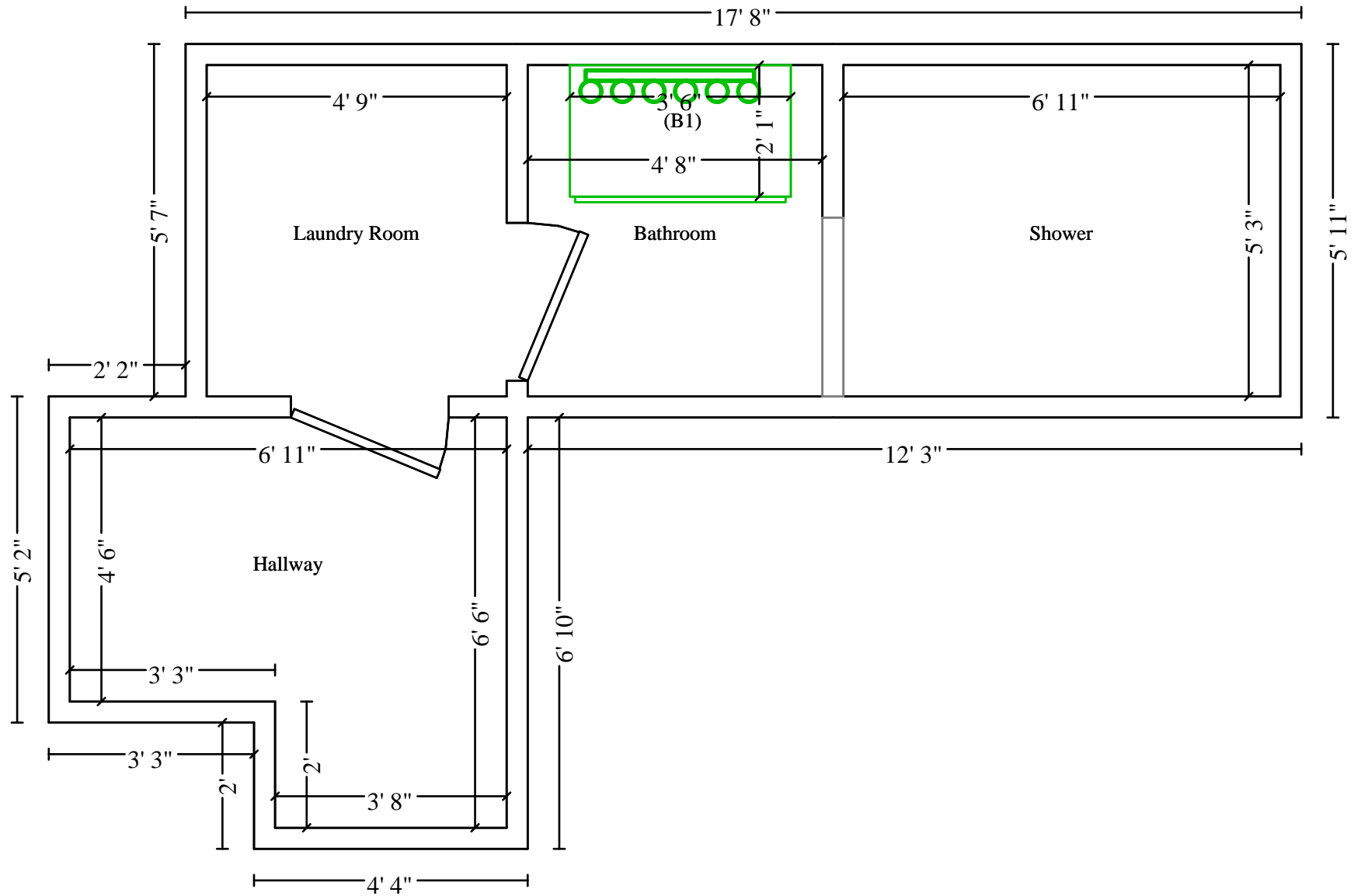
- 4 4-Shiplap behind paneling damage
shower
Wood behind paneling in shower area is all damaged and rotten, need to replace



- 5 5-Paneling damage
Paneling damaged in bathroom, wet and deteriorated, need to replace



- 6 6-Plumbing
Plumbing to be done for vanity as well as for shower.



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Main Level