

## Interior damage to the drywall ceiling at the wall intersection.

**Damaged Drywall**

Damaged area at the wall intersection

**Living Room**

**Wall Opening Properties - MissingWall**

- General
  - Grouping Code: MISSINGWALL1
- Dimensions
  - Width: 5'
  - Base Height: 0"
  - Height: 6' 8"
  - Deduct Opening: If > 20.01 SF
  - Deduct Opening: Yes
  - Deduct opening if area > 20.01 SF
  - Goes to Ceiling: No
  - Shape: Rectangle
- Display
  - Material Color: Beige
  - Material Texture: None
- Railing/Balustrade
- Variables

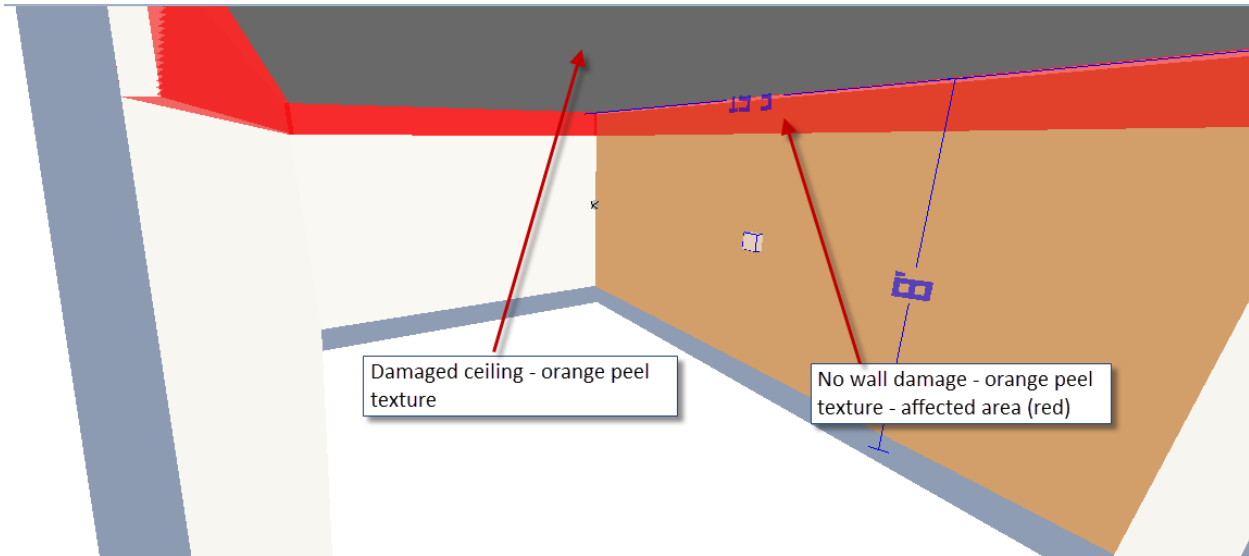
All openings greater than a regular sized front door (3'0" X 6'8" or 20.01 sf) needs to be deducted from the wall area.

#	Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit	Unit Price	Sales Tax	RCV	Depreciation	ACV
					CEILING:									
1	INS	BI12	&		Blown-in insulation - 12" depth - R30		6	6	SF	\$1.71	\$0.26	\$10.52	(\$0.00)	\$10.52
3	DRY	1/2	&		1/2" drywall - hung, taped, floated, ready for paint		6	6	SF	\$1.74	\$0.16	\$10.60	(\$0.00)	\$10.60
5	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		14	14	SF	\$0.68	\$0.15	\$9.67	(\$0.00)	\$9.67
7	PNT	P	+		Paint the ceiling - one coat		C	144	SF	\$0.47	\$1.15	\$68.83	(\$22.94)	\$45.89
					WALLS:									
6	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		4	4	SF	\$0.68	\$0.04	\$2.76	(\$0.00)	\$2.76
8	PNT	P	+		Paint the walls - one coat		W	350.67	SF	\$0.47	\$2.81	\$167.62	(\$55.88)	\$111.74
					FLOOR:									
10	CON	LAB	+		Content Manipulation charge - per hour		.5	0.5	HR	\$39.22	\$0.00	\$19.61	(\$0.00)	\$19.61
11	DRY	MASKSF	+		Mask per square foot for drywall or plaster work		F	144	SF	\$0.14	\$0.52	\$20.68	(\$0.00)	\$20.68

**NOTE:**  
We no longer use WTR GRM for ceiling water damage.

"Picture Frame" the replaced drywall to include the area taped and floated

# REPLACING THE ENTIRE CEILING



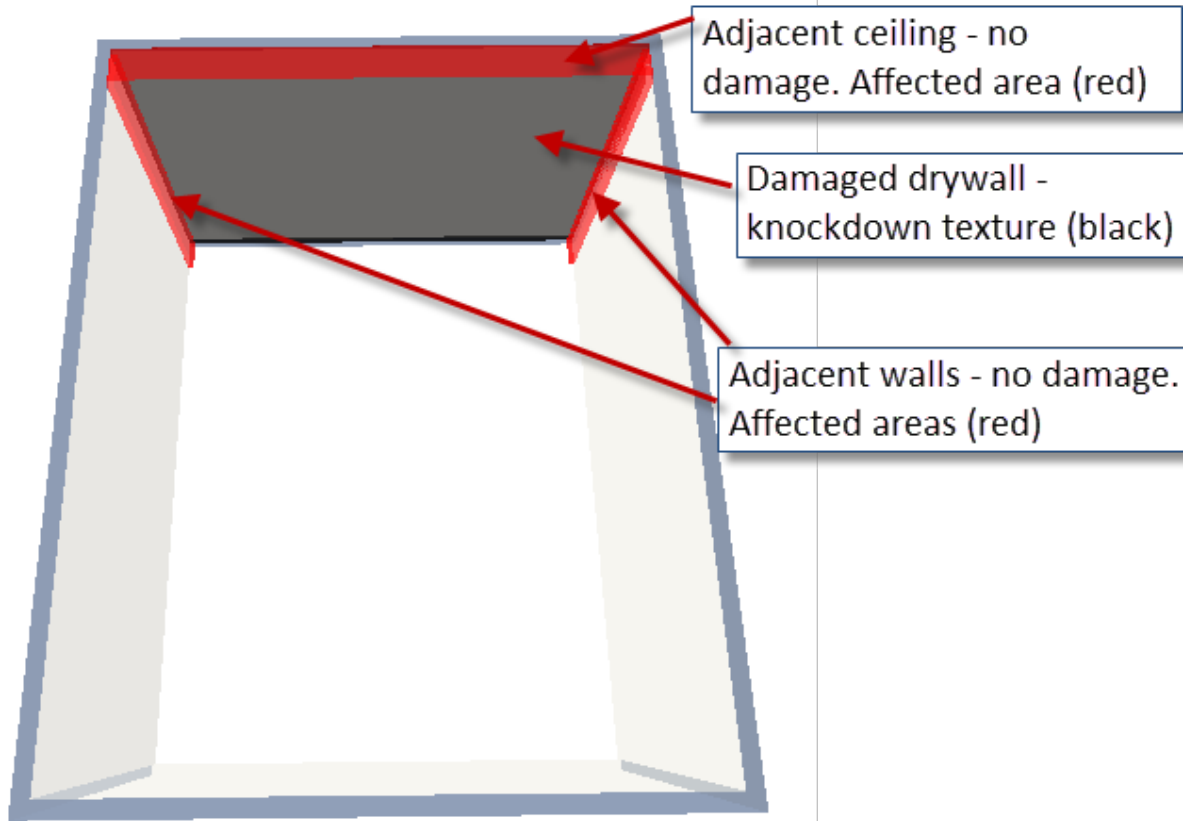
Use drywall with texture when replacing the entire plane.

Although no wall damage, replacing the ceiling affects the crown, texture & paint on the walls.

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
CEILING:														
47	INS	BI10	&		Blown-in insulation - 10" depth - R26	C		231	SF	\$1.45	\$7.76	\$342.71	(\$11.42)	\$331.29
48	DRY	1/2+	&		1/2" drywall - hung, taped, heavy texture, ready for paint	C		231	SF	\$2.28	\$10.51	\$537.19	(\$17.90)	\$519.29
49	PNT	SP	+		Seal/prime then paint the ceiling (2 coats)	C		231	SF	\$0.69	\$2.43	\$161.82	(\$32.37)	\$129.45
WALLS:														
50	DRY	TEX+	+		Texture drywall - heavy hand texture	PC		62.5	SF	\$0.63	\$0.57	\$39.95	(\$0.00)	\$39.95
51	PNT	SP	+		Seal/prime then paint the ceiling perimeter (2 coats)	PC		62.5	SF	\$0.69	\$0.66	\$43.79	(\$0.00)	\$43.79
52	PNT	P	+		Paint the walls - one coat	W		500	SF	\$0.48	\$3.85	\$243.85	(\$48.77)	\$195.08
53	FNC	CWN	&		Crown molding - 3 1/4"	PC		62.5	LF	\$4.07	\$5.95	\$260.33	(\$8.68)	\$251.65
54	PNT	CWN1SP	+		Seal & paint crown molding - two coats	PC		62.5	LF	\$1.07	\$0.48	\$67.36	(\$13.48)	\$53.88
FLOOR:														
55	CON	LAB	+		Content Manipulation charge - per hour	1		1	HR	\$42.46	\$0.00	\$42.46	(\$0.00)	\$42.46
56	DRY	MASKSF	+		Mask per square foot for drywall or plaster work	F		231	SF	\$0.16	\$0.65	\$37.61	(\$0.00)	\$37.61

Betterment

# REPLACING AN ENTIRE WALL



Although no ceiling damage, the area adjacent to the damaged wall is affected.

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
CEILING:														
34	DRY	TEX+	+		Texture drywall - heavy hand texture		12*1	12	SF	\$0.63	\$0.11	\$7.67	(\$0.00)	\$7.67
35	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		12*1	12	SF	\$0.69	\$0.13	\$8.41	(\$0.00)	\$8.41
36	PNT	P	+		Paint the ceiling - one coat		C	185	SF	\$0.48	\$1.42	\$90.22	(\$18.04)	\$72.18
WALLS:														
37	INS	BTF4	&		Batt insulation - 4" - R11 - paper faced		12*8	96	SF	\$0.84	\$2.89	\$83.53	(\$1.67)	\$81.86
38	DRY	1/2+	&		1/2" drywall - hung, taped, heavy texture, ready for paint		12*8	96	SF	\$2.28	\$4.37	\$223.25	(\$4.47)	\$218.78
39	DRY	TEX+	+		Texture drywall - heavy hand texture		(1*8)*2	16	SF	\$0.63	\$0.15	\$10.23	(\$0.00)	\$10.23
40	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		(12*8)+(1*8)*2	112	SF	\$0.69	\$1.18	\$78.46	(\$15.70)	\$62.76
41	PNT	P	+		Paint part of the walls - one coat		W-(12*8)	342.67	SF	\$0.48	\$2.64	\$167.12	(\$33.43)	\$133.69
42	FNC	B3	&		Baseboard - 3 1/4"		12	12	LF	\$3.04	\$0.89	\$37.37	(\$1.25)	\$36.12
43	PNT	B1SP	+		Seal & paint baseboard - two coats		12	12	LF	\$1.07	\$0.08	\$12.92	(\$2.59)	\$10.33
44	PNT	B	+		Paint baseboard - one coat		PF-12	42.83	LF	\$0.68	\$0.21	\$29.33	(\$5.86)	\$23.47
FLOOR:														
45	CON	LAB	+		Content Manipulation charge - per hour		1	1	HR	\$42.46	\$0.00	\$42.46	(\$0.00)	\$42.46
46	DRY	MASKSF	+		Mask per square foot for drywall or plaster work		F	185	SF	\$0.16	\$0.52	\$30.12	(\$0.00)	\$30.12

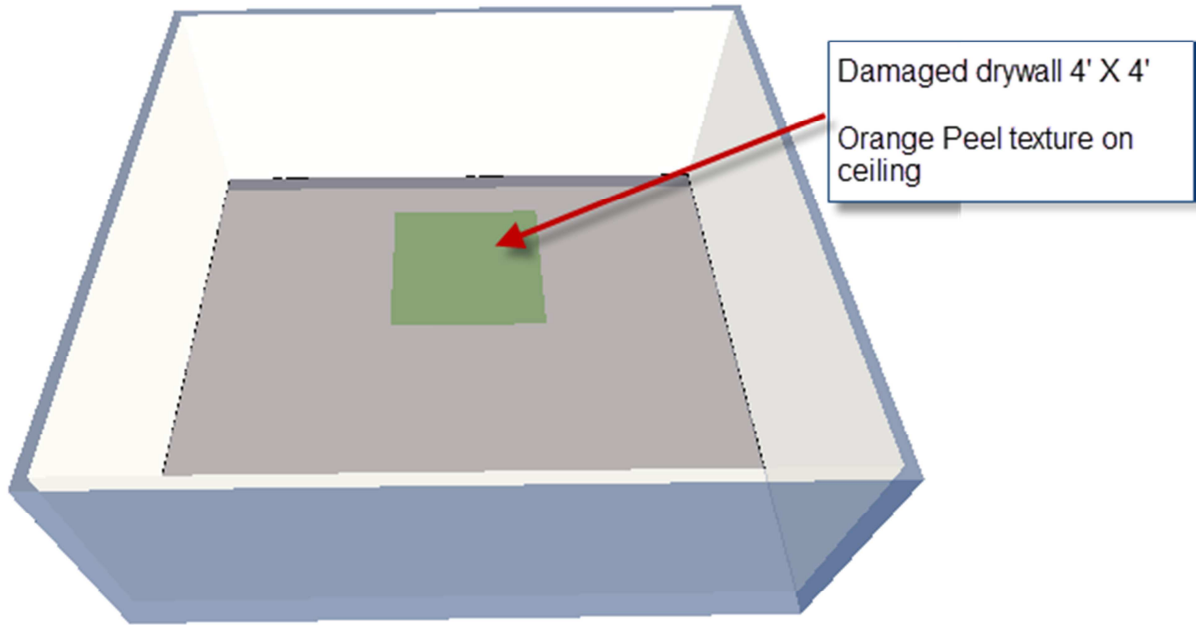
The wall replacement includes the knockdown texture.

The adjacent walls are affected, requiring texture 1' from floor to ceiling.

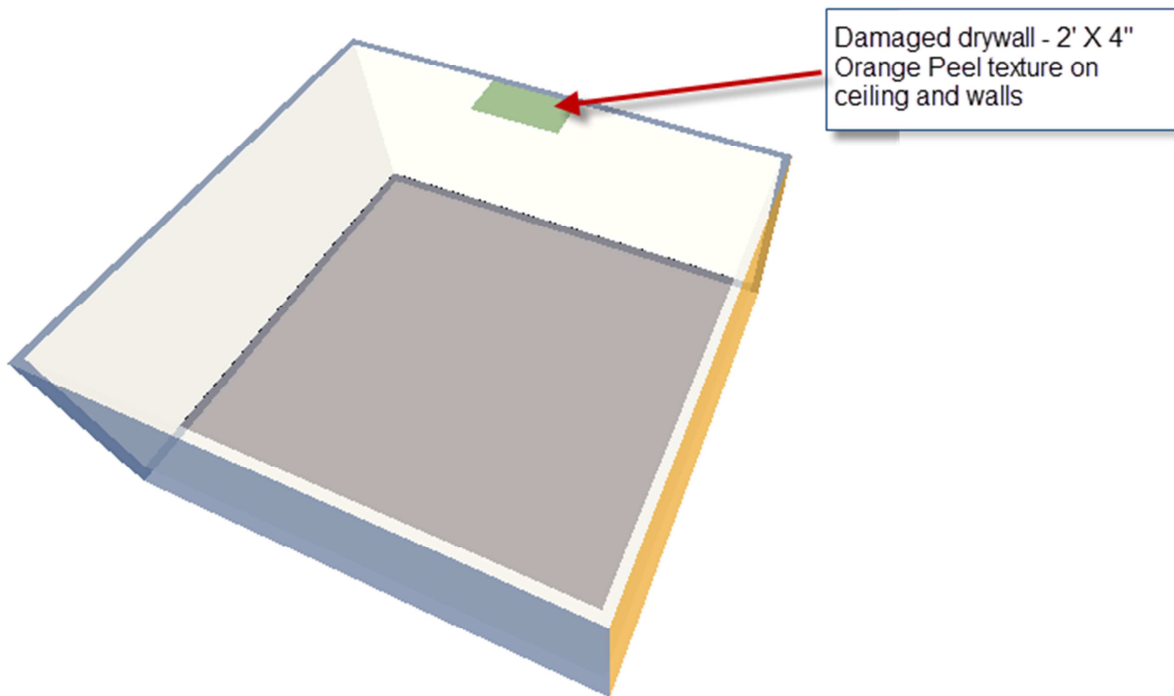
The replaced wall along with the adjacent walls are primed & painted.

Since the replaced wall is already primed and painted, only the remaining walls are painted.

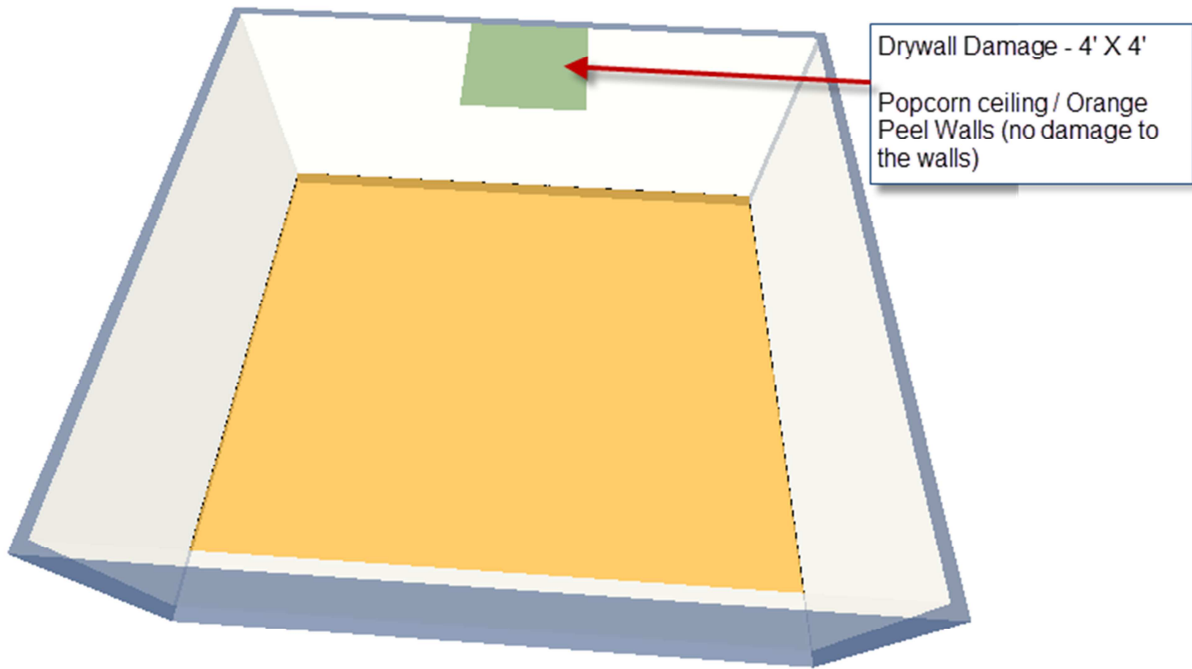
Betterment



#	Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit	Unit Price	RCV	Depreciation	ACV
				☰	CEILING:								
15	INS	B110	&	☰	Blown-in insulation - 10" depth - R26		4*4	16	SF	\$1.29	\$21.13	(\$0.00)	\$21.13
17	DRY	1/2-	&	☰	1/2" drywall - hung, taped, ready for texture		4*4	16	SF	\$1.51	\$24.51	(\$0.00)	\$24.51
19	DRY	TEX-	+	☰	Texture drywall - machine		6*6	36	SF	\$0.30	\$10.89	(\$0.00)	\$10.89
20	PNT	SP	+	☰	Seal/prime then paint the surface area (2 coats)		6*6	36	SF	\$0.67	\$24.42	(\$0.00)	\$24.42
22	PNT	P	+	☰	Paint the ceiling - one coat		C	357.15	SF	\$0.46	\$166.43	(\$33.29)	\$133.14
				☰	WALLS: No Damage								
				☰	FLOOR:								
26	CON	LAB	+	☰	Content Manipulation charge - per hour		1	1	HR	\$21.73	\$21.73	(\$0.00)	\$21.73
28	DRY	MASKSF	+	☰	Mask per square foot for drywall or plaster work		.5F	178.57	SF	\$0.15	\$27.33	(\$0.00)	\$27.33



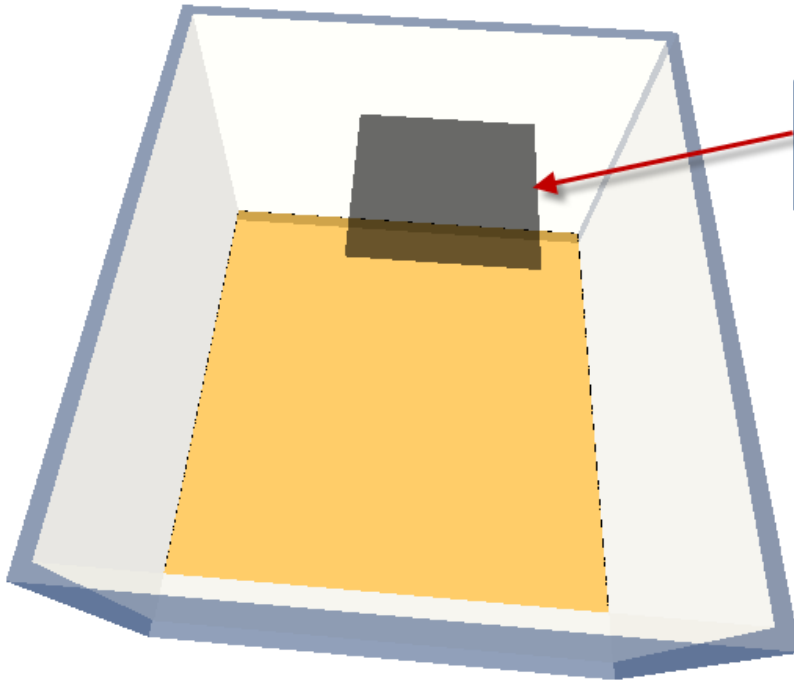
#	Cat	Sel	Act	Notes	Description	Coverage	Calc.	Quantity	Unit	Unit Price	RCV	Depreciation	ACV
				☰	CEILING:								
29	INS	BI10	&	☰	Blown-in insulation - 10" depth - R26		2*4	8	SF	\$1.29	\$10.56	(\$0.00)	\$10.56
31	DRY	1/2-	&	☰	1/2" drywall - hung, taped, ready for texture		2*4	8	SF	\$1.51	\$12.25	(\$0.00)	\$12.25
33	DRY	TEX-	+	☰	Texture drywall - machine		3*6	18	SF	\$0.30	\$5.44	(\$0.00)	\$5.44
34	PNT	SP	+	☰	Seal/prime then paint the surface area (2 coats)		3*6	18	SF	\$0.67	\$12.21	(\$0.00)	\$12.21
36	PNT	P	+	☰	Paint the ceiling - one coat		C	357.15	SF	\$0.46	\$166.43	(\$33.29)	\$133.14
				☰	WALLS:								
37	DRY	TEX-	+	☰	Texture drywall - machine		1*6	6	SF	\$0.30	\$1.81	(\$0.00)	\$1.81
38	PNT	SP	+	☰	Seal/prime then paint the surface area (2 coats)		1*6	6	SF	\$0.67	\$4.07	(\$0.00)	\$4.07
39	PNT	P	+	☰	Paint the walls - one coat		W	605.33	SF	\$0.46	\$282.08	(\$94.03)	\$188.05
				☰	FLOOR:								
40	CON	LAB	+	☰	Content Manipulation charge - per hour		1	1	HR	\$21.73	\$21.73	(\$0.00)	\$21.73
42	DRY	MASKSF	+	☰	Mask per square foot for drywall or plaster work		.5F	178.57	SF	\$0.15	\$27.33	(\$0.00)	\$27.33



#	Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit	Unit Price	RCV	Depreciation	ACV
				☰	CEILING:								
29	INS	BI10	&	☰	Blown-in insulation - 10" depth - R26		4*4	16	SF	\$1.29	\$21.13	(\$0.00)	\$21.13
31	DRY	1/2-	&	☰	1/2" drywall - hung, taped, ready for texture		4*4	16	SF	\$1.51	\$24.51	(\$0.00)	\$24.51
34	PNT	SP	+	☰	Seal/prime then paint the surface area (2 coats)		5*6	30	SF	\$0.67	\$20.35	(\$0.00)	\$20.35
33	DRY	AC	+	☰	Acoustic ceiling (popcom) texture		5*6	30	SF	\$0.78	\$23.69	(\$0.00)	\$23.69
36	PNT	ACP	+	☰	Paint acoustic ceiling (popcom) texture - 1 coat		C	357.15	SF	\$0.47	\$171.29	(\$34.26)	\$137.03
				☰	WALLS:								
43	DRY	MASKLF	+	☰	Mask wall - plastic, paper, tape (per LF)		12	12	LF	\$0.85	\$10.36	(\$0.00)	\$10.36
37	DRY	TEX-	+	☰	Texture drywall - machine		1*6	6	SF	\$0.30	\$1.81	(\$0.00)	\$1.81
38	PNT	SP	+	☰	Seal/prime then paint the surface area (2 coats)		1*6	6	SF	\$0.67	\$4.07	(\$0.00)	\$4.07
39	PNT	P	+	☰	Paint the walls - one coat		W	605.33	SF	\$0.46	\$282.08	(\$94.03)	\$188.05
				☰	FLOOR:								
40	CON	LAB	+	☰	Content Manipulation charge - per hour		1	1	HR	\$21.73	\$21.73	(\$0.00)	\$21.73
42	DRY	MASKSF	+	☰	Mask per square foot for drywall or plaster work		F	357.15	SF	\$0.15	\$54.64	(\$0.00)	\$54.64

#	Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit	Unit Price	RCV	Depreciation	ACV
				☰	CEILING:								
45	PNT	S	+	☰	Seal the surface area w/latex based stain blocker - one coat		1*1	1	SF	\$0.38	\$0.38	(\$0.00)	\$0.38
47	PNT	P	+	☰	Paint the surface area - one coat		1*1	1	SF	\$0.41	\$0.42	(\$0.00)	\$0.42
48	PNT	P	+	☰	Paint the ceiling - one coat		C	357.15	SF	\$0.41	\$148.57	(\$49.52)	\$99.05
				☰	WALLS: No Damage								

Water Stain on ceiling - no drywall damage



Damaged Drywall (4' X 4')  
Orange Peel Texture on ceiling. No wall damage.

The order of the line items are the position in which they lie. Out - In; Top - Down.  
Start with an item, finish all related items, then move to the next item.

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
					<b>CEILING:</b>									
1	INS	BI10	&		Blown-in insulation - 10" depth - R26		4*4	16	SF	\$1.45	\$0.54	\$23.74	(\$0.00)	\$23.74
2	DRY	1/2-	&		1/2" drywall - hung, taped, ready for texture		4*4	16	SF	\$1.81	\$0.57	\$29.53	(\$0.00)	\$29.53
3	DRY	TEX-	+		Texture drywall - machine		6*6	36	SF	\$0.36	\$0.10	\$13.06	(\$0.00)	\$13.06
4	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		6*6	36	SF	\$0.69	\$0.38	\$25.22	(\$0.00)	\$25.22
5	PNT	P	+		Paint the ceiling - one coat		C	164	SF	\$0.48	\$1.26	\$79.98	(\$15.99)	\$63.99
					<b>WALLS:</b> No damage to the walls.									
					<b>FLOOR:</b>									
6	CON	LAB	+		Content Manipulation charge - per hour			1	HR	\$42.46	\$0.00	\$42.46	(\$0.00)	\$42.46
7	DRY	MASKSF	+		Mask per square foot for drywall or plaster work		F	164	SF	\$0.16	\$0.46	\$26.70	(\$0.00)	\$26.70

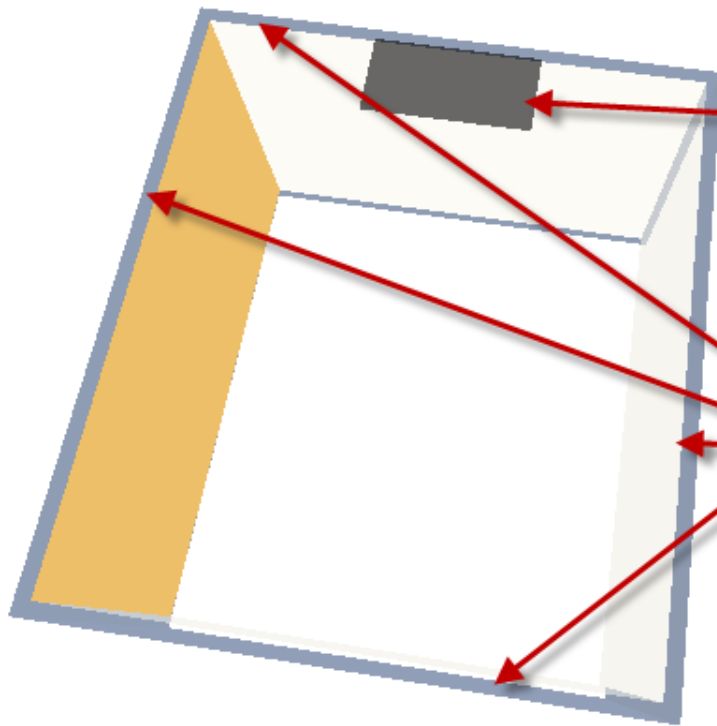
Picture frame repairs start with the texture. 1' in all directions.

Use Drywall masking by the square foot to protect the floor for drywall repairs.

Use Headers for Ceiling, Walls & Floor for clarification.

The only betterment is the painting of the entire ceiling.





Drywall damage (2' X 4')  
Knockdown texture on ceiling and walls.  
No wall damage.

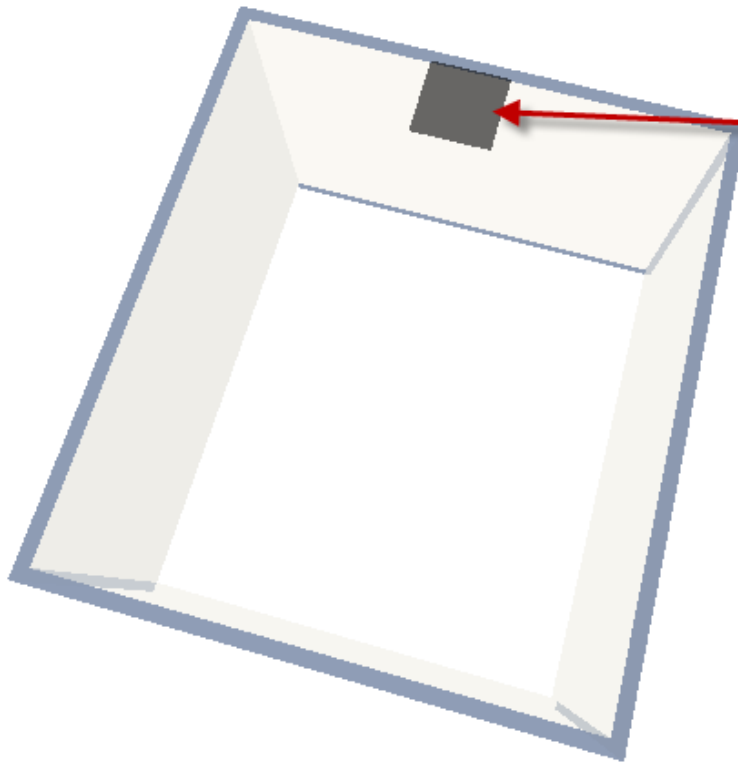
Crown Molding around the perimeter of the ceiling.

Although there was no damage to the walls, the ceiling repairs affect the crown molding, wall texture & paint

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
					CEILING:									
22	INS	BI10	&		Blown-in insulation - 10" depth - R26		2'4	8	SF	\$1.45	\$0.27	\$11.87	(\$0.00)	\$11.87
23	DRY	1/2-	&		1/2" drywall - hung, taped, ready for texture		2'4	8	SF	\$1.81	\$0.29	\$14.77	(\$0.00)	\$14.77
24	DRY	TEX+	+		Texture drywall - heavy hand texture		3'6	18	SF	\$0.63	\$0.16	\$11.50	(\$0.00)	\$11.50
25	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		3'6	18	SF	\$0.69	\$0.19	\$12.61	(\$0.00)	\$12.61
26	PNT	P	+		Paint the ceiling - one coat		C	164	SF	\$0.48	\$1.26	\$79.98	(\$15.99)	\$63.99
					WALLS:									
29	DRY	TEX+	+		Texture drywall - heavy hand texture		1'6	6	SF	\$0.63	\$0.05	\$3.83	(\$0.00)	\$3.83
30	PNT	SP	+		Seal/prime then paint the surface area (2 coats)		1'6	6	SF	\$0.69	\$0.06	\$4.20	(\$0.00)	\$4.20
31	PNT	P	+		Paint the walls - one coat		W	410.67	SF	\$0.48	\$3.16	\$200.28	(\$40.05)	\$160.23
32	FNC	CWN	&		Crown molding - 3 1/4"		12	12	LF	\$4.07	\$1.14	\$49.98	(\$3.34)	\$46.64
34	PNT	CWN1SP	+		Seal & paint crown molding - two coats		12	12	LF	\$1.07	\$0.09	\$12.93	(\$2.59)	\$10.34
35	PNT	CWN	+		Paint crown molding - one coat		PC-12	39.33	LF	\$0.70	\$0.22	\$27.75	(\$5.55)	\$22.20
					FLOOR:									
27	CON	LAB	+		Content Manipulation charge - per hour		1	1	HR	\$42.46	\$0.00	\$42.46	(\$0.00)	\$42.46
28	DRY	MASKSF	+		Mask per square foot for drywall or plaster work		F	164	SF	\$0.16	\$0.46	\$26.70	(\$0.00)	\$26.70

Betterment

The new crown is sealed & painted, the remainder receives 1 coat of paint.

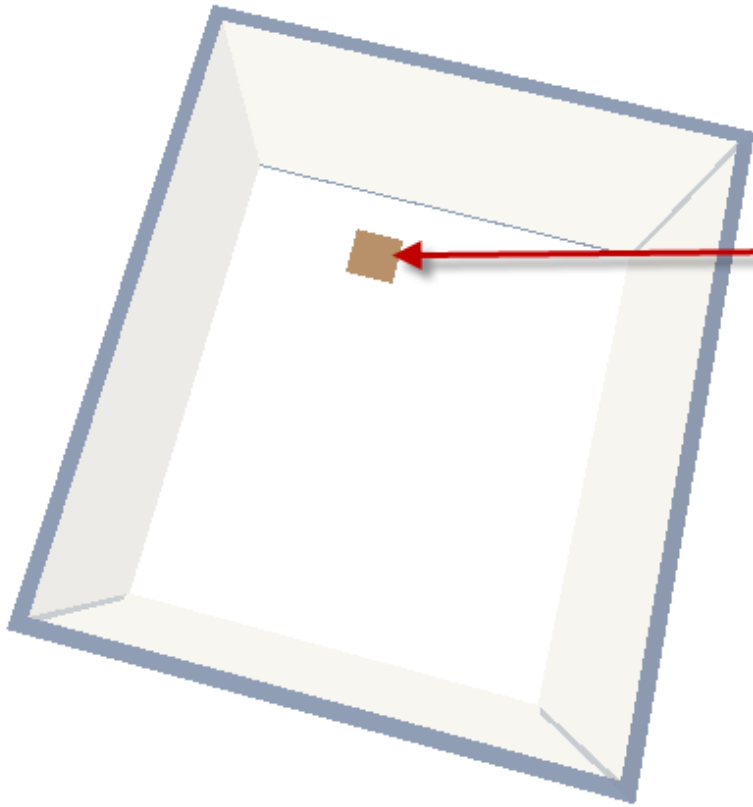


Drywall damage (2' X 2')  
 Popcorn ceiling, no  
 texture on the walls.  
 Walls not damaged.

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
CEILING:														
36	INS	BI10	&		Blown-in insulation - 10" depth - R26	2	2	4	SF	\$1.45	\$0.13	\$5.93	(\$0.00)	\$5.93
37	DRY	1/2-	&		1/2" drywall - hung, taped, ready for texture	2	2	4	SF	\$1.81	\$0.14	\$7.38	(\$0.00)	\$7.38
39	PNT	SP	+		Seal/prime then paint the surface area (2 coats)	3	4	12	SF	\$0.69	\$0.13	\$8.41	(\$0.00)	\$8.41
38	DRY	AC	+		Acoustic ceiling (popcom) texture	3	4	12	SF	\$0.68	\$0.05	\$8.21	(\$0.00)	\$8.21
40	PNT	ACP	+		Paint acoustic ceiling (popcom) texture - 1 coat	C		164	SF	\$0.50	\$2.07	\$84.07	(\$16.81)	\$67.26
WALLS:														
41	DRY	MASKLF	+		Mask wall - plastic, paper, tape (per LF)	12		12	LF	\$0.89	\$0.19	\$10.87	(\$0.00)	\$10.87
42	PNT	SP	+		Seal/prime then paint the surface area (2 coats)	1	4	4	SF	\$0.69	\$0.04	\$2.80	(\$0.00)	\$2.80
43	PNT	P	-		Paint the walls - one coat	W		410.67	SF	\$0.48	\$3.16	\$200.28	(\$40.05)	\$160.23
FLOOR:														
47	CON	LAB	+		Content Manipulation charge - per hour	1		1	HR	\$42.46	\$0.00	\$42.46	(\$0.00)	\$42.46
48	DRY	MASKSF	+		Mask per square foot for drywall or plaster work	F		164	SF	\$0.16	\$0.46	\$26.70	(\$0.00)	\$26.70

Popcorn  
 picture  
 frame  
 repairs per  
 alignment.

Mask the wall adjacent to the ceiling repair  
 for protection.



Light water stain  
to ceiling (1' X 1')-  
no drywall  
damage.

#	Cat	Sel	Act	Notes	Description	Co	Calc	Quantity	Unit	Unit Price	Sales T	RCV	Depreciation	ACV
				☰	CEILING:									
49	PNT	S	+	☰	Seal the surface area w/latex based stain blocker - one coat		2*2	4	SF	\$0.44	\$0.02	\$1.78	(\$0.00)	\$1.78
50	PNT	P	+	☰	Paint the surface area - one coat		2*2	4	SF	\$0.48	\$0.03	\$1.95	(\$0.00)	\$1.95
51	PNT	P	+	☰	Paint the ceiling - one coat		C	164	SF	\$0.48	\$1.26	\$79.98	(\$15.99)	\$63.99

Paint the same area as the stain  
blocker to prevent bleeding or  
flash through to the finish coat.