



Blackmon-Mooring of SAT

4808 Perrin Creek
San Antonio, TX 78217
FED ID #74-2250180
877-730-1948
TACLA28327E

Client: COSA
Property: 10223 JOHN SAUNDERS
SAN ANTONIO, TX 78216

Home: (210) 207-3862

Operator: BSTICKEL

Estimator: Brian Stickel
Company: Blackmon Mooring-BMS CAT
Business: 4808 Perrin Creek #500
San Antonio, TX 78217

Cellular: (210) 394-5519
E-mail: bstickel@bmsmanagement.
com

Type of Estimate: Mold
Date Entered: 9/6/2018 Date Assigned:

Price List: TXSA8X_SEP18
Labor Efficiency: Restoration/Service/Remodel
Estimate: COSA-12365200
File Number: Rebuild



Blackmon-Mooring of SAT

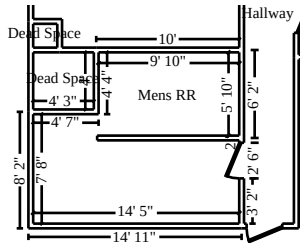
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Sub K

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Plumbing - Labor Minimum	6.00 EA	262.51	0.00	315.02	1,890.08	(0.00)	1,890.08
2. Haul debris - per pickup truck load - including dump fees	2.00 EA	124.57	0.00	49.82	298.96	(0.00)	298.96
3. Commercial Supervision / Project Management - per hour	24.00 HR	56.90	0.00	273.12	1,638.72	(0.00)	1,638.72
Totals: Sub K			0.00	637.96	3,827.76	0.00	3,827.76

Main Level



Mens RR

Height: 8'

582.30 SF Walls	150.04 SF Ceiling
732.34 SF Walls & Ceiling	150.04 SF Floor
16.67 SY Flooring	72.79 LF Floor Perimeter
72.79 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
4. Floor prot. - cloth - skid resist, leak proof, cleanable	200.00 SF	0.77	0.00	30.80	184.80	(0.00)	184.80
5. Waterproof paneling w/trim - Commercial (FRP)	88.00 SF	3.68	0.00	64.76	388.60	(0.00)	388.60
6. 1/2" water rock - hung, taped, floated, ready for paint	245.00 SF	2.19	0.00	107.32	643.87	(0.00)	643.87
7. Add on cost for 5/8" water resistant drywall - Commercial	245.00 SF	0.07	0.00	3.44	20.59	(0.00)	20.59
8. Batt insulation - 6" - R19 - unfaced batt	245.00 SF	0.78	0.00	38.22	229.32	(0.00)	229.32
Insulation for both tile and drywall repairs.							
9. Paint the walls and ceiling - two coats	732.34 SF	0.77	0.00	112.78	676.68	(0.00)	676.68
10. Cove base molding - rubber or vinyl, 4" high	72.79 LF	1.83	0.00	26.64	159.85	(0.00)	159.85
11. Detach & Reset Sink - single	2.00 EA	128.44	0.00	51.38	308.26	(0.00)	308.26
12. R&R P-trap assembly - ABS (plastic)	6.00 EA	58.49	0.00	70.20	421.14	(0.00)	421.14
13. Interior door - Detach & reset - slab only	1.00 EA	17.87	0.00	3.58	21.45	(0.00)	21.45
14. Light fixture - Detach & reset	2.00 EA	48.25	0.00	19.30	115.80	(0.00)	115.80
15. Final cleaning - construction - Commercial	150.04 SF	0.17	0.00	5.10	30.61	(0.00)	30.61
Totals: Mens RR			0.00	533.52	3,200.97	0.00	3,200.97



Height: 8'

423.03 SF Walls	169.23 SF Ceiling
592.26 SF Walls & Ceiling	169.23 SF Floor
18.80 SY Flooring	52.88 LF Floor Perimeter
52.88 LF Ceil. Perimeter	

Office 2

Dimensions: 12' 1" (left), 16' 6" (top), 11' 9" (left inner), 14' 5" (bottom), 2' 3" (bottom left), 2' 11" (bottom left), 2' 11" (bottom right), 4' 11" (bottom right), 2' 6" (bottom right), 14' 10" (bottom right).

Furniture: Two desks, two chairs, a table, and a chair are shown in the plan.

Height: 8'

441.77 SF Walls	186.67 SF Ceiling
628.44 SF Walls & Ceiling	186.67 SF Floor
20.74 SY Flooring	55.22 LF Floor Perimeter
55.22 LF Ceil. Perimeter	

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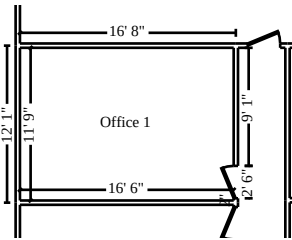


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CONTINUED - Office 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
30. 5/8" drywall - hung, taped, floated, ready for paint	186.67 SF	2.19	0.00	81.76	490.57	(0.00)	490.57
31. Batt insulation - 6" - R19 - unfaced batt	186.67 SF	0.78	0.00	29.12	174.72	(0.00)	174.72
32. Seal/prime then paint the ceiling (2 coats)	186.67 SF	0.75	0.00	28.00	168.00	(0.00)	168.00
33. Final cleaning - construction - Commercial	186.67 SF	0.17	0.00	6.34	38.07	(0.00)	38.07
34. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
Totals: Office 2			0.00	183.62	1,101.75	0.00	1,101.75



Office 1

Height: 8'

451.89 SF Walls
645.77 SF Walls & Ceiling
21.54 SY Flooring
56.49 LF Ceil. Perimeter

193.88 SF Ceiling
193.88 SF Floor
56.49 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
35. Floor prot. - cloth - skid resist, leak proof, cleanable	193.88 SF	0.77	0.00	29.86	179.15	(0.00)	179.15
36. 5/8" drywall - hung, taped, floated, ready for paint	193.88 SF	2.19	0.00	84.92	509.52	(0.00)	509.52
37. Batt insulation - 6" - R19 - unfaced batt	193.88 SF	0.78	0.00	30.24	181.47	(0.00)	181.47
38. Seal/prime then paint the ceiling (2 coats)	193.88 SF	0.75	0.00	29.08	174.49	(0.00)	174.49
39. Final cleaning - construction - Commercial	193.88 SF	0.17	0.00	6.60	39.56	(0.00)	39.56
40. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
Totals: Office 1			0.00	190.36	1,142.10	0.00	1,142.10

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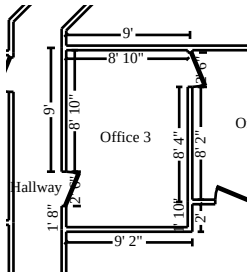


Hallway

Height: 8'

847.17 SF Walls	173.76 SF Ceiling
1020.93 SF Walls & Ceiling	173.76 SF Floor
19.31 SY Flooring	105.90 LF Floor Perimeter
105.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
41. Floor prot. - cloth - skid resist, leak proof, cleanable	173.76 SF	0.77	0.00	26.76	160.56	(0.00)	160.56
42. 5/8" drywall - hung, taped, floated, ready for paint	160.00 SF	2.19	0.00	70.08	420.48	(0.00)	420.48
43. Batt insulation - 6" - R19 - unfaced batt	160.00 SF	0.78	0.00	24.96	149.76	(0.00)	149.76
44. Seal/prime then paint the surface area (2 coats)	160.00 SF	0.75	0.00	24.00	144.00	(0.00)	144.00
45. Final cleaning - construction - Commercial	173.76 SF	0.17	0.00	5.90	35.44	(0.00)	35.44
46. Light fixture - Detach & reset	3.00 EA	48.25	0.00	28.96	173.71	(0.00)	173.71
Totals: Hallway			0.00	180.66	1,083.95	0.00	1,083.95



Office 3

Height: 8'

347.10 SF Walls	113.60 SF Ceiling
460.70 SF Walls & Ceiling	113.60 SF Floor
12.62 SY Flooring	43.39 LF Floor Perimeter
43.39 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
47. Floor prot. - cloth - skid resist, leak proof, cleanable	113.60 SF	0.77	0.00	17.50	104.97	(0.00)	104.97
48. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	2.19	0.00	28.04	168.20	(0.00)	168.20
49. Batt insulation - 6" - R19 - unfaced batt	64.00 SF	0.78	0.00	9.98	59.90	(0.00)	59.90
50. Seal/prime then paint the surface area (2 coats)	64.00 SF	0.75	0.00	9.60	57.60	(0.00)	57.60
51. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
52. Final cleaning - construction - Commercial	113.60 SF	0.17	0.00	3.86	23.17	(0.00)	23.17
Totals: Office 3			0.00	78.64	471.75	0.00	471.75



Height: 8'

336.32 SF Walls	110.34 SF Ceiling
446.66 SF Walls & Ceiling	110.34 SF Floor
12.26 SY Flooring	42.04 LF Floor Perimeter
42.04 LF Ceil. Perimeter	

The floor plan of Office 5 is a rectangular room with the following dimensions and features:

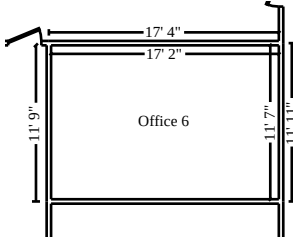
- Overall Dimensions:** 17' 2" wide by 19' 4" deep.
- Entrance:** Located on the left wall, measuring 4' 9" wide.
- Windows:**
 - Top-left window: 17' 2" wide.
 - Bottom-left window: 8' 10" wide.
 - Right wall windows: Two windows, each 11' 7" high.
- Furniture:**
 - Desks:** Two L-shaped desks are positioned along the top and right walls. The top desk is 17' 2" long, and the right desk is 19' 4" long.
 - Chair:** A single chair is located in the center of the room.

Height: 8'

483.89 SF Walls	202.88 SF Ceiling
686.77 SF Walls & Ceiling	202.88 SF Floor
22.54 SY Flooring	60.49 LF Floor Perimeter
60.49 LF Ceil. Perimeter	

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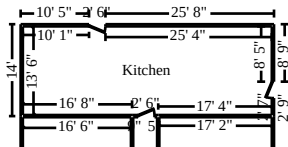


Office 6

Height: 8'

459.61 SF Walls	198.56 SF Ceiling
658.17 SF Walls & Ceiling	198.56 SF Floor
22.06 SY Flooring	57.45 LF Floor Perimeter
57.45 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
65. Floor prot. - cloth - skid resist, leak proof, cleanable	198.56 SF	0.77	0.00	30.58	183.47	(0.00)	183.47
66. 5/8" drywall - hung, taped, floated, ready for paint	160.00 SF	2.19	0.00	70.08	420.48	(0.00)	420.48
67. Batt insulation - 6" - R19 - unfaced batt	160.00 SF	0.78	0.00	24.96	149.76	(0.00)	149.76
68. Seal/prime then paint the surface area (2 coats)	160.00 SF	0.75	0.00	24.00	144.00	(0.00)	144.00
69. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
70. Final cleaning - construction - Commercial	198.56 SF	0.17	0.00	6.76	40.52	(0.00)	40.52
Totals: Office 6			0.00	166.04	996.14	0.00	996.14



Kitchen

Height: 8'

822.92 SF Walls	512.09 SF Ceiling
1335.01 SF Walls & Ceiling	512.09 SF Floor
56.90 SY Flooring	102.87 LF Floor Perimeter
102.87 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
71. Floor prot. - cloth - skid resist, leak proof, cleanable	512.09 SF	0.77	0.00	78.86	473.17	(0.00)	473.17
72. Carpenter - General Framer - per hour	8.00 HR	65.00	0.00	104.00	624.00	(0.00)	624.00
73. Batt insulation - 6" - R19 - unfaced batt	400.00 SF	0.78	0.00	62.40	374.40	(0.00)	374.40
74. 5/8" drywall - hung, taped, floated, ready for paint	200.00 SF	2.19	0.00	87.60	525.60	(0.00)	525.60
75. R&R 1/2" water rock - hung, taped, floated, ready for paint Rock behind the sink.	200.00 SF	2.51	0.00	100.40	602.40	(0.00)	602.40
76. Add on cost for 5/8" water resistant drywall - Commercial Rock behind the sink.	200.00 SF	0.07	0.00	2.80	16.80	(0.00)	16.80

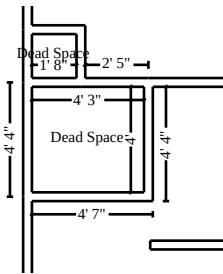


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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
77. Texture drywall - heavy hand texture	200.00 SF	0.86	0.00	34.40	206.40	(0.00)	206.40
78. Seal/prime then paint the surface area (2 coats)	400.00 SF	0.75	0.00	60.00	360.00	(0.00)	360.00
79. Light fixture - Detach & reset	1.00 EA	48.25	0.00	9.66	57.91	(0.00)	57.91
80. Heat Shield for Range	1.00 EA	155.67	0.00	31.14	186.81	(0.00)	186.81
81. Range hood	1.00 EA	188.20	0.00	37.64	225.84	(0.00)	225.84
82. R&R Cabinetry - full height unit	2.10 LF	271.30	0.00	113.94	683.67	(0.00)	683.67
83. R&R Cabinetry - lower (base) units	10.20 LF	168.15	0.00	343.04	2,058.17	(0.00)	2,058.17
84. Countertop - flat laid plastic laminate - High grade	10.20 LF	46.68	0.00	95.22	571.36	(0.00)	571.36
85. R&R P-trap assembly - ABS (plastic)	2.00 EA	58.49	0.00	23.40	140.38	(0.00)	140.38
86. Final cleaning - construction - Commercial	512.09 SF	0.17	0.00	17.42	104.48	(0.00)	104.48
Totals: Kitchen			0.00	1,201.92	7,211.39	0.00	7,211.39



Dead Space

Height: 8'

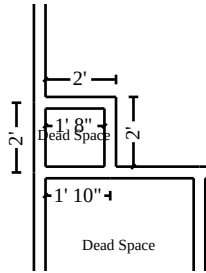
132.00 SF Walls	17.00 SF Ceiling
149.00 SF Walls & Ceiling	17.00 SF Floor
1.89 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
87. 5/8" drywall - hung, taped, floated, ready for paint	132.00 SF	2.19	0.00	57.82	346.90	(0.00)	346.90
88. Batt insulation - 6" - R19 - unfaced batt	132.00 SF	0.78	0.00	20.60	123.56	(0.00)	123.56
89. Paint the walls - two coats	132.00 SF	0.77	0.00	20.32	121.96	(0.00)	121.96
90. Cove base molding - rubber or vinyl, 4" high	16.50 LF	1.83	0.00	6.04	36.24	(0.00)	36.24
Totals: Dead Space			0.00	104.78	628.66	0.00	628.66



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Dead Space

Height: 8'

53.70 SF Walls	2.82 SF Ceiling
56.51 SF Walls & Ceiling	2.82 SF Floor
0.31 SY Flooring	6.71 LF Floor Perimeter
6.71 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
91. 5/8" drywall - hung, taped, floated, ready for paint	56.51 SF	2.19	0.00	24.76	148.52	(0.00)	148.52
92. Batt insulation - 6" - R19 - unfaced batt	53.70 SF	0.78	0.00	8.38	50.27	(0.00)	50.27
93. Paint the walls - two coats	53.70 SF	0.77	0.00	8.28	49.63	(0.00)	49.63
94. Cove base molding - rubber or vinyl, 4" high	6.71 LF	1.83	0.00	2.46	14.74	(0.00)	14.74
Totals: Dead Space			0.00	43.88	263.16	0.00	263.16
Total: Main Level			0.00	3,428.86	20,572.12	0.00	20,572.12
Line Item Totals: COSA-12365200			0.00	4,066.82	24,399.88	0.00	24,399.88

Grand Total Areas:

5,381.70 SF Walls	2,030.86 SF Ceiling	7,412.56 SF Walls and Ceiling
2,030.86 SF Floor	225.65 SY Flooring	672.71 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	672.71 LF Ceil. Perimeter
2,030.86 Floor Area	2,178.12 Total Area	5,543.63 Interior Wall Area
1,828.79 Exterior Wall Area	203.20 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	



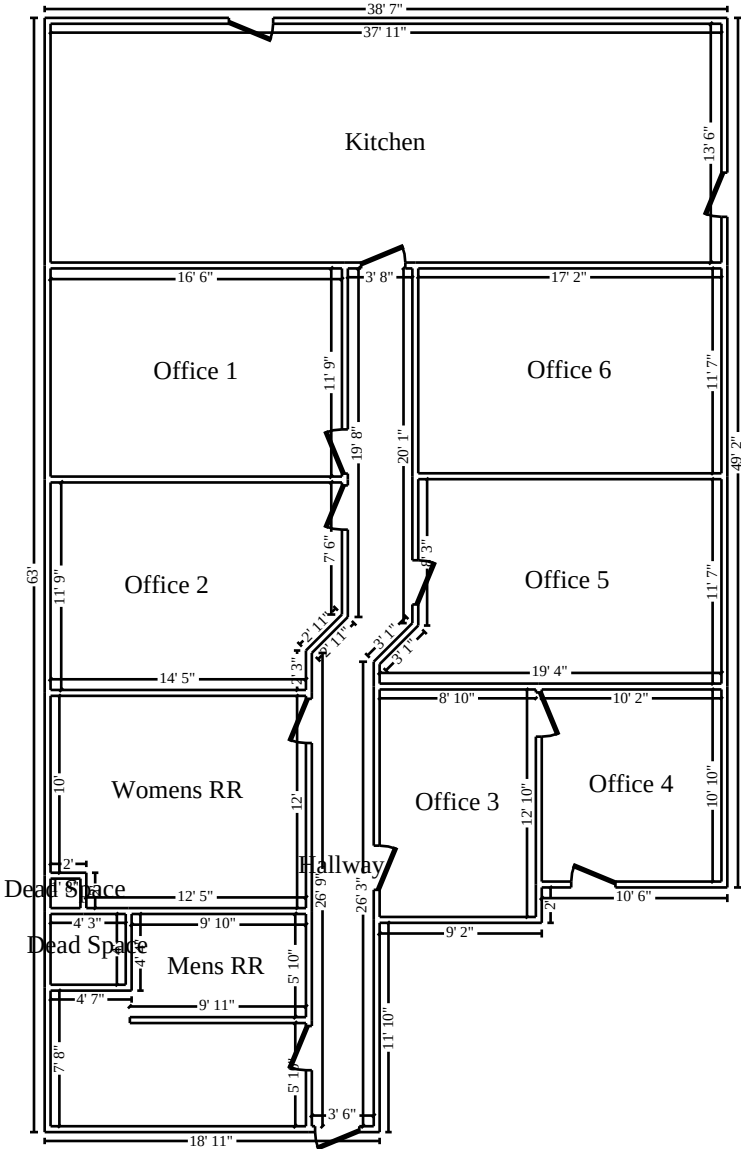
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Summary

Line Item Total	20,333.06
Overhead	2,033.41
Profit	2,033.41
Replacement Cost Value	\$24,399.88
Net Claim	\$24,399.88

Brian Stickel



Main Level