



BELFOR Property Restoration

11830 Radium Street - San Antonio, TX 78216
(210) 399-3315 Tel. - (800) 856-3333
TX License # 18271 - Fed ID # 84-1309171

Insured: Caldwell Concession Building
Property: 769 A Park Road
Port Aransas , TX 78373

Estimator: Chris Curless
Company: Belfor
Business: 11830 Radium
San Antonio, TX 78216

Business: (210) 608-2278
E-mail: chris.curless@us.belfor.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss: Date Received:
Date Inspected: Date Entered: 2/9/2018 10:13 AM

Price List: TXCC8X_FEB18
Restoration/Service/Remodel
Estimate: 18-1199-CAL_PEIR

PACE CONTRACT NO. PO 0159

We would like to thank you for the opportunity to provide you with this base bid. The total cost for the repairs detailed in the following estimate is **\$91,474.47**.

The attached estimate details the specific work to be completed. To Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

ALTERNATE PRICE - To Replace damaged trim & siding specified with in this scope with Hardy board is an additional \$4,230.67.

This estimate is valid for 30 days from 2/28/2018. If you have any questions about this estimate, please contact Chris Curless to discuss those questions.

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature

Date _____

BELFOR Representative

Date _____



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18-1199-CAL_PEIR

Exterior

Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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The following estimate details our (BELFOR Property Restoration) opinions as to damages at 769 A Park Road , Port Aransas , TX, this is a commercial property. The loss event originated due to hurricane Harvey and damage was caused to all exterior surfaces and affected multiple interior areas as well.

Front Elevation

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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PREP ITEMS

1. General Laborer - per hour Detach and reset three signs on front soffit.	1.00 HR @	36.18 =	36.18
2. General Laborer - per hour To allow for the detach and reset of the three sets of burglar bars over the windows.	1.50 HR @	36.18 =	54.27
3. Painter - per hour Time to prep surface for paint.	4.00 HR @	61.59 =	246.36

WALLS, CEILING, CABINETS & TRIM

4. Stucco or Exterior Plaster Repair To repair stucco around window after repairs are completed.	1.00 EA @	243.39 =	243.39
5. R&R Siding - T 1-11- sheet	185.79 SF @	3.11 =	577.81
6. Trim board - 1/2" x 4" - installed (pine)	3.00 LF @	3.26 =	9.78
7. R&R Trim board - 1/2" x 4" - installed (pine)	157.25 LF @	3.58 =	562.96
8. R&R Trim board - 1" x 2" - installed (pine)	50.08 LF @	2.63 =	131.71

FINISHES & HARDWARE

9. Mask the surface area per square foot - plastic and tape - 4 mil	530.00 SF @	0.21 =	111.30
10. Paint surfaces with elastomeric wall covering paint	738.33 SF @	0.84 =	620.20
11. Painter - per hour To allow a painter time po mask and paint around the electrical boxes and conduit.	3.00 HR @	61.59 =	184.77
12. Seal & paint wood siding	226.81 SF @	1.17 =	265.37
13. Seal & paint trim - two coats	252.33 LF @	1.19 =	300.27
14. R&R Vinyl window - double hung, 13-19 sf	1.00 EA @	314.56 =	314.56
15. Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA @	189.39 =	189.39



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CONTINUED - Front Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
FLOORS & CLEANING			
16. General clean - up	3.00 HR @	38.84 =	116.52

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
17. Painter - per hour Time to prep surface for paint.	1.50 HR @	61.59 =	92.39

DESCRIPTION	QTY	UNIT PRICE	TOTAL
FINISHES & HARDWARE			
18. Mask the surface area per square foot - plastic and tape - 4 mil	50.00 SF @	0.21 =	10.50
19. Seal the surface area w/oil based/hybrid stain blocker - one coat	49.24 SF @	0.57 =	28.07
20. Seal & paint wood siding	40.00 SF @	1.17 =	46.80
21. Seal & paint trim - two coats	28.00 LF @	1.19 =	33.32
22. Painter - per hour Additional labor for working on the elevated surface.	2.00 HR @	61.59 =	123.18

DESCRIPTION	QTY	UNIT PRICE	TOTAL
FLOORS & CLEANING			
23. Cleaning Technician - per hour	0.50 HR @	38.83 =	19.42

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
24. General Laborer - per hour Detach and reset three signs on the right soffit.	0.50 HR @	36.18 =	18.09
25. General Laborer - per hour To allow for the detach and reset of the burglar bars over the door.	1.00 HR @	36.18 =	36.18

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CONTINUED - Right Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
26. Painter - per hour Time to prep surface for paint.	4.00 HR @	61.59 =	246.36
WALLS, CEILING, CABINETS & TRIM			
27. Stucco or Exterior Plaster - Labor Minimum To repair stucco at bottom left of elevation.	1.00 EA @	243.39 =	243.39
28. R&R Siding - T 1-11- sheet	172.67 SF @	3.11 =	537.01
29. R&R Trim board - 1/2" x 4" - installed (pine)	148.00 LF @	3.58 =	529.84
30. R&R Trim board - 1" x 2" - installed (pine)	49.25 LF @	2.63 =	129.53
FINISHES & HARDWARE			
31. Mask the surface area per square foot - plastic and tape - 4 mil	530.00 SF @	0.21 =	111.30
32. Paint surfaces with elastomeric wall covering paint	706.79 SF @	0.84 =	593.70
33. Seal & paint wood siding	172.67 SF @	1.17 =	202.02
34. Seal & paint trim - two coats	197.25 LF @	1.19 =	234.73
35. Prime & paint door slab only - exterior (per side)	2.00 EA @	38.40 =	76.80
36. Paint door or window opening - 2 coats (per side)	2.00 EA @	26.17 =	52.34
FLOORS & CLEANING			
37. General clean - up	3.00 HR @	38.84 =	116.52

Crows Nest Rt**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
38. Painter - per hour Time to prep surface for paint.	1.50 HR @	61.59 =	92.39
FINISHES & HARDWARE			
39. Digital satellite system - Detach & reset	1.00 EA @	30.88 =	30.88
40. Mask the surface area per square foot - plastic and tape - 4 mil	50.00 SF @	0.21 =	10.50
41. Seal the surface area w/oil based/hybrid stain blocker - one coat	49.24 SF @	0.57 =	28.07
42. Seal & paint wood siding	40.00 SF @	1.17 =	46.80
43. Seal & paint trim - two coats	28.00 LF @	1.19 =	33.32

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CONTINUED - Crows Nest Rt

DESCRIPTION	QTY	UNIT PRICE	TOTAL
44. Painter - per hour Additional labor for working on the elevated surface.	2.00 HR @	61.59 =	123.18
FLOORS & CLEANING			
45. Cleaning Technician - per hour	0.50 HR @	38.83 =	19.42

Rear Elevation**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
46. General Laborer - per hour To allow for the detach and reset of the burglar bars over the windows.	1.50 HR @	36.18 =	54.27
47. Painter - per hour Time to prep surface for paint.	4.00 HR @	61.59 =	246.36
WALLS, CEILING, CABINETS & TRIM			
48. Stucco or Exterior Plaster - Labor Minimum To repair stucco around window after repairs are completed.	1.00 EA @	243.39 =	243.39
49. R&R Siding - T 1-11- sheet	185.79 SF @	3.11 =	577.81
50. R&R Trim board - 1/2" x 4" - installed (pine)	157.25 LF @	3.58 =	562.96
51. R&R Trim board - 1" x 2" - installed (pine)	50.08 LF @	2.63 =	131.71
FINISHES & HARDWARE			
52. Mask the surface area per square foot - plastic and tape - 4 mil	530.00 SF @	0.21 =	111.30
53. Paint surfaces with elastomeric wall covering paint	934.89 SF @	0.84 =	785.31
54. Painter - per hour To allow a painter time to mask and paint around the electrical boxes and conduit.	3.00 HR @	61.59 =	184.77
55. Seal & paint wood siding	185.79 SF @	1.17 =	217.37
56. Seal & paint trim - two coats	252.33 LF @	1.19 =	300.27
57. R&R Vinyl window - double hung, 13-19 sf	1.00 EA @	314.56 =	314.56
58. Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA @	189.39 =	189.39

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CONTINUED - Rear Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
FLOORS & CLEANING			
59. General clean - up	3.00 HR @	38.84 =	116.52

Crows Nest Rear**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
60. Painter - per hour Time to prep surface for paint.	1.50 HR @	61.59 =	92.39
FINISHES & HARDWARE			
61. Mask the surface area per square foot - plastic and tape - 4 mil	50.00 SF @	0.21 =	10.50
62. Seal the surface area w/oil based/hybrid stain blocker - one coat	49.24 SF @	0.57 =	28.07
63. Seal & paint wood siding	40.00 SF @	1.17 =	46.80
64. Seal & paint trim - two coats	28.00 LF @	1.19 =	33.32
65. Painter - per hour Additional labor for working on the elevated surface.	2.00 HR @	61.59 =	123.18
FLOORS & CLEANING			
66. Cleaning Technician - per hour	0.50 HR @	38.83 =	19.42

Left Elevation**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
67. Painter - per hour Time to prep surface for paint.	4.00 HR @	61.59 =	246.36
WALLS, CEILING, CABINETS & TRIM			
68. Stucco or Exterior Plaster - Labor Minimum	1.00 EA @	243.39 =	243.39



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CONTINUED - Left Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
To repair stucco at bottom left of elevation. Minimum due to additional labor required for platform work.			
69. R&R Siding - T 1-11- sheet	172.67 SF @	3.11 =	537.01
70. R&R Trim board - 1/2" x 4" - installed (pine)	148.00 LF @	3.58 =	529.84
71. R&R Trim board - 1" x 2" - installed (pine)	49.25 LF @	2.63 =	129.53
FINISHES & HARDWARE			
72. Mask the surface area per square foot - plastic and tape - 4 mil	530.00 SF @	0.21 =	111.30
73. Paint surfaces with elastomeric wall covering paint	767.52 SF @	0.84 =	644.72
74. Seal & paint wood siding	172.67 SF @	1.17 =	202.02
75. Seal & paint trim - two coats	197.25 LF @	1.19 =	234.73
FLOORS & CLEANING			
76. General clean - up	3.00 HR @	38.84 =	116.52

Crows Nest LFT

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
77. Painter - per hour Time to prep surface for paint.	1.50 HR @	61.59 =	92.39
FINISHES & HARDWARE			
78. Mask the surface area per square foot - plastic and tape - 4 mil	50.00 SF @	0.21 =	10.50
79. Seal the surface area w/oil based/hybrid stain blocker - one coat	49.24 SF @	0.57 =	28.07
80. Seal & paint wood siding	40.00 SF @	1.17 =	46.80
81. Seal & paint trim - two coats	28.00 LF @	1.19 =	33.32
82. Painter - per hour Additional labor for working on the elevated surface.	2.00 HR @	61.59 =	123.18
FLOORS & CLEANING			
83. Cleaning Technician - per hour	0.50 HR @	38.83 =	19.42



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Entrance Hallway

Height: 8'

Missing Wall - Goes to Floor **10' 1" X 6' 8"** **Opens into Exterior**
Missing Wall **9' 5 3/16" X 8"** **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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PREP ITEMS

84. General Laborer - per hour To allow for the detach and reset of the burglar bars over the windows.	1.50 HR @	36.18 =	54.27
85. Painter - per hour Time to prep surface for paint.	3.00 HR @	61.59 =	184.77

WALLS, CEILING, CABINETS & TRIM

86. R&R Siding - T 1-11- sheet	233.71 SF @	3.11 =	726.84
87. R&R Trim board - 1" x 2" - installed (pine)	86.94 LF @	2.63 =	228.65

FINISHES & HARDWARE

88. Mask the floor per square foot - plastic and tape - 4 mil	233.71 SF @	0.21 =	49.08
89. Paint surfaces with elastomeric wall covering paint	937.90 SF @	0.84 =	787.84
90. Painter - per hour To allow a painter time to paint the display box in the hallway	1.00 HR @	61.59 =	61.59
91. Seal & paint wood siding	105.92 SF @	1.17 =	123.93
92. Seal & paint trim - two coats	252.33 LF @	1.19 =	300.27
93. Prime & paint door slab only - exterior (per side)	1.00 EA @	38.40 =	38.40
94. Paint door or window opening - 2 coats (per side)	3.00 EA @	26.17 =	78.51

FLOORS & CLEANING

95. General clean - up	3.00 HR @	38.84 =	116.52
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Interior

Kitchen

Height: 8'

Missing Wall - Goes to Floor **9' 2" X 6' 8"** **Opens into SHOPPING_FLO**
Missing Wall - Goes to Floor **3' X 6' 8"** **Opens into SHOPPING_FLO**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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PREP ITEMS

96. Content Manipulation charge - per hour	12.00 HR @	36.18 =	434.16
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CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor to box and label contents on counters and walls in preparation for the repairs. Three persons for four hours each.			
97. Provide box & tape - medium size	4.00 EA @	2.94 =	11.76
98. Provide box & tape - large size	3.00 EA @	4.04 =	12.12
FINISHES & HARDWARE			
99. Mask more than the floor per square foot - plastic and tape - 4 mil Mask floors and contents for ceiling repairs.	534.07 SF @	0.21 =	112.15
100. Stain wood siding	41.08 SF @	1.38 =	56.69
FLOORS & CLEANING			
101. General clean - up Allowance to clean kitchen due to salt water intrusion through the vent hood. Also allows to clean up salt and water staining from the exposed beams and stained ceiling.	12.00 HR @	38.84 =	466.08

Shopping Floor

Height: 8'

Missing Wall - Goes to Floor	9' 2" X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into STORE_ROOM
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into WOMENS_BATHR
Missing Wall - Goes to Floor	2' 11" X 6' 8"	Opens into MENS_BATHROO

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
102. Content Manipulation charge - per hour Labor to box and label contents on counters and walls in preparation for the repairs. four persons for six hours each.	24.00 HR @	36.18 =	868.32
103. Provide box & tape - medium size	20.00 EA @	2.94 =	58.80
104. Provide box & tape - large size	15.00 EA @	4.04 =	60.60

FINISHES & HARDWARE

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CONTINUED - Shopping Floor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
105. Mask more than the floor per square foot - plastic and tape - 4 mil Mask floors and contents for ceiling repairs.	1,994.14 SF @	0.21 =	418.77
106. Finish Carpenter - per hour Allowance for materials and labor to repair the two attic access doors.	6.00 HR @	71.90 =	431.40
107. Stain wood siding	332.36 SF @	1.38 =	458.66
FLOORS & CLEANING			
108. General clean - up Allows to clean up salt and water staining from the exposed beams and stained ceiling.	24.00 HR @	38.84 =	932.16

Office			Height: 8'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREP ITEMS			
109. Content Manipulation charge - per hour Labor to box and label contents on counters and walls in preparation for the repairs. Three persons for six hours each.	18.00 HR @	36.18 =	651.24
110. Provide box & tape - medium size	10.00 EA @	2.94 =	29.40
111. Provide box & tape - large size	8.00 EA @	4.04 =	32.32
FINISHES & HARDWARE			
112. Mask more than the floor per square foot - plastic and tape - 4 mil Mask floors and contents for ceiling repairs.	358.71 SF @	0.21 =	75.33
113. Stain wood siding	55.19 SF @	1.38 =	76.16
FLOORS & CLEANING			
114. General clean - up Allows to clean up salt and water staining on the exposed beams and stained ceiling.	6.00 HR @	38.84 =	233.04
115. Paint the walls - one coat	559.86 SF @	0.56 =	313.52
116. Mask and prep for paint - plastic, paper, tape (per LF)	69.98 LF @	1.18 =	82.58



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General

DESCRIPTION	QTY	UNIT PRICE	TOTAL
LABOR ITEMS			
117. General Laborer - per hour Labor to lay the sheathing for lift. 4 hours per each day for lift	48.00 HR @	33.50 =	1,608.00
118. Painter - per hour Labor to custom color match stain for ceiling repairs.	6.00 HR @	57.03 =	342.18
119. Commercial Supervision / Project Management - per hour	80.00 HR @	56.90 =	4,552.00
PERMITS & PROFESSIONAL FEES			
120. Engeering, Bonds, Permits & Fees (Bid Item) Permits and fees have yet to be applied for and as such, this item will be changed to reflect the fees associated with the permits and such.	EA @		OPEN ITEM
EQUIPMENT			
121. Boom lift - 30'-45' reach	12.00 DA @	360.00 =	4,320.00
122. R&R Sheathing - plywood - 1-1/8" This item has been modified to reflect 1-1/8" plywood sheathing to allow us to manipulate the lift from the paved area in front of the building to the working area on the left and rear elevation of the building.	800.00 SF @	3.79 =	3,032.00
123. Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA @	605.15 =	1,210.30
124. Temporary toilet (per month)	1.00 MO @	140.50 =	140.50
SUBCONTRACTOR BIDS			
125. Electrical (Bid for eletricial and lighting repairs to the facility)	1.00 EA @	35,000.00 =	35,000.00
126. Appliances (Bid to evaluate and repair/replace the vent hood/extraction system for the kitchen)	1.00 EA @	1,800.00 =	1,800.00
127. Painting (Bid to repaint the exterior mural) Need to acquire bid for custom logo on front elevation.	EA @		OPEN ITEM
128. Painting (Bid to repair/repaint the interior mural) Need to acquire bid for custom mural in the dining area of the shopping floor.	EA @		OPEN ITEM
129. Commercial carved wood sign (To rebuild/paint and install new sign above the entrance)	EA @		OPEN ITEM
PROTECTION (SAFETY & PROPERTY)			
130. Fall protection harness and lanyard - per week Two harnesses for two weeks.	4.00 WK @	22.00 =	88.00



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Grand Total Areas:

8,472.56 SF Walls	4,489.54 SF Ceiling	12,962.10 SF Walls and Ceiling
4,291.13 SF Floor	476.79 SY Flooring	1,050.36 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,102.61 LF Ceil. Perimeter
4,291.13 Floor Area	4,621.73 Total Area	8,472.56 Interior Wall Area
7,832.51 Exterior Wall Area	886.13 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	

Coverage	Item Total	%	ACV Total	%
Dwelling	76,023.57	99.73%	91,228.47	99.73%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	205.00	0.27%	246.00	0.27%
Total	76,228.57	100.00%	91,474.47	100.00%



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Summary for Dwelling

Line Item Total	76,023.57
Overhead	7,602.45
Profit	7,602.45
Replacement Cost Value	\$91,228.47
Net Claim	\$91,228.47

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Summary for Contents

Line Item Total	205.00
Overhead	20.50
Profit	20.50
Replacement Cost Value	\$246.00
Net Claim	\$246.00

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Recap by Category

O&P Items			Total	%
APPLIANCES			1,800.00	1.97%
Coverage: Dwelling	@	100.00% =	1,800.00	
CONT: GARMENT & SOFT GOODS CLN			205.00	0.22%
Coverage: Contents	@	100.00% =	205.00	
CLEANING			2,291.56	2.51%
Coverage: Dwelling	@	100.00% =	2,291.56	
CONTENT MANIPULATION			1,953.72	2.14%
Coverage: Dwelling	@	100.00% =	1,953.72	
GENERAL DEMOLITION			2,110.59	2.31%
Coverage: Dwelling	@	100.00% =	2,110.59	
ELECTRICAL			35,000.00	38.26%
Coverage: Dwelling	@	100.00% =	35,000.00	
ELECTRICAL - SPECIAL SYSTEMS			30.88	0.03%
Coverage: Dwelling	@	100.00% =	30.88	
HEAVY EQUIPMENT			4,320.00	4.72%
Coverage: Dwelling	@	100.00% =	4,320.00	
FINISH CARPENTRY / TRIMWORK			3,096.87	3.39%
Coverage: Dwelling	@	100.00% =	3,096.87	
FRAMING & ROUGH CARPENTRY			2,688.00	2.94%
Coverage: Dwelling	@	100.00% =	2,688.00	
LABOR ONLY			6,413.26	7.01%
Coverage: Dwelling	@	100.00% =	6,413.26	
PAINTING			11,427.50	12.49%
Coverage: Dwelling	@	100.00% =	11,427.50	
SCAFFOLDING			88.00	0.10%
Coverage: Dwelling	@	100.00% =	88.00	
SIDING			2,718.81	2.97%
Coverage: Dwelling	@	100.00% =	2,718.81	
STUCCO & EXTERIOR PLASTER			973.56	1.06%
Coverage: Dwelling	@	100.00% =	973.56	
TEMPORARY REPAIRS			140.50	0.15%
Coverage: Dwelling	@	100.00% =	140.50	
WINDOWS - VINYL			970.32	1.06%
Coverage: Dwelling	@	100.00% =	970.32	
O&P Items Subtotal			76,228.57	83.33%
Overhead			7,622.95	8.33%
Coverage: Dwelling	@	99.73% =	7,602.45	
Coverage: Contents	@	0.27% =	20.50	
Profit			7,622.95	8.33%
Coverage: Dwelling	@	99.73% =	7,602.45	
Coverage: Contents	@	0.27% =	20.50	



BELFOR Property Restoration

11830 Radium Street - San Antonio, TX 78216
(210) 399-3315 Tel. - (800) 856-3333
TX License # 18271 - Fed ID # 84-1309171

Total

91,474.47

100.00%