

Drywall Repair [DRY] – User Guide for Xactimate

Note: in parenthesis [...] you will find the **Xactimate** Categories and Codes for items. Once you type in your line item codes, sample pictures of the items appear. Double-click on pictures for full description. For **search** of any items you click at Category dropdown box. The window that will appear is called “Category Smart List”. Select “All P.L. Items” in right upper dropdown box. Now hit **F2** to type in your search item.

!!! See also our sample estimates at <http://wpscat.com/onlinetraining.htm> for real case examples!!!

Activities:

& Remove and Replace
R Detach and Reset
+ Replace
- Remove

Variables for Calculation:

W Walls
C Ceiling
WC Walls and ceiling
F Floor
PC Perimeter of Ceiling
PF Perimeter of Floor
LW Long Wall
SW Short Wall

Ø **Drywall [DRY]** is sold in 4' x 8' sheets (32 SF)



- if a sheet of drywall got wet, it will usually have to be removed and replaced (if there is a **baseboard**, it should be either detached and reset [FNC BRS] in order to remove the drywall or removed and replaced, if damaged [FNC B])
- there are different types of drywall that differ in thickness and texture:
 - use 5/8" drywall to repair ceiling (also 1/2" can be used)
 - use 1/2" drywall to repair walls
 - most common types of drywall are:
 - § ready for paint [DRY 1/2]; [DRY 5/8]
 - § ready for texture [DRY 1/2-]; [DRY 5/8-]
 - § drywall with heavy texture (“knockdown” finish), ready for paint [DRY 1/2+]; [DRY 5/8+]
 - § with smooth wall finish (thincoat) [DRY 1/2++]; [DRY 5/8++]

Ø **Insulation [INS]:** If you replace a sheet of drywall you will also have to replace the insulation behind.



- there are different types of insulation, you will mostly use:
 - Batt Insulation- 10" behind drywall ceiling [INS BT10]
 - Batt Insulation- 6" behind drywall wall [INS BT6]
 - Batt Insulation- 4" for Mobile Homes
 - Blown In- Insulation [INS BI]

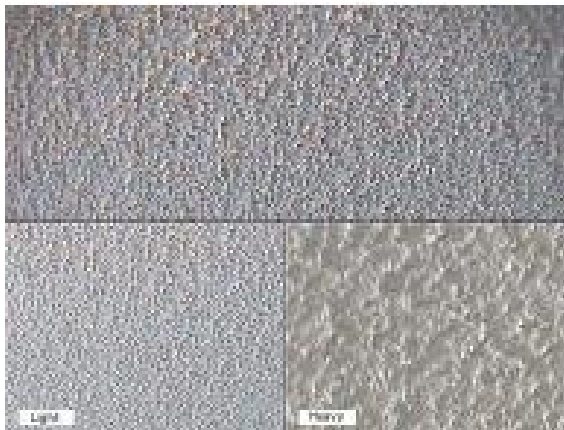
Ø **Anti- Microbial Agent [WTR GRM]:** Treat the affected area to prevent mildew (usually the same SF as the drywall repair).

Ø **Paint [PNT]:** After replacing a sheet of drywall you will usually seal the new sheet before painting the **complete** ceiling (C), wall (W) or both (WC) for seamlessness.

Most common types of paint/ sealer are:

- Seal/ prime [PNT S]
- Seal then paint [PNT SP]
- Paint one coat [PNT P]
- Paint 2 coats [PNT P2]
- If there is a **baseboard** and you want to paint the walls, you will most likely also paint the baseboard: one coat [PNT B] or 2 coats [PNT B2]

Ø **Popcorn Texture [DRY AC] :**



If there is **acoustic or “popcorn” texture** applied to the ceiling and you have to repair a sheet of drywall, you first need to remove the texture completely from the whole ceiling and reapply it to the ceiling after replacing the new sheet(s) of drywall:

- Example> Ceiling (C) is 200 SF. 64SF of ceiling drywall need to be repaired. Remove (Activity “-“) popcorn texture from the whole ceiling, except the 2 damaged sheets (C- 64 SF =136 SF). As those will be disposed anyway, it is not necessary to remove the texture from them. Then Replace (Activity “+“) popcorn texture to the whole ceiling (C).

- Ø See if it is necessary to **detach and reset items** from the wall and ceiling in order to do the repairs.
 - There will usually be a light fixture [LIT AV], a ceiling fan with light [LIT FNL] or without light [LIT FN] or a AC/ heat vent or register [HVC REG] that need to be detached and reset.
 - Other popular light fixtures are > Fluorescent Light fixtures [LIT FL] or Recessed Light fixtures [LIT RC], Chandelier [LIT CANN]

- Ø You will also usually include a 1 or 2 hour **Labor for Content Manipulation [CON]** to each room (except hallways) for moving and covering furniture to protect from the repair or paint job > use either [CON LAB] plus hour or [CON ROOM] according to the room size (small <, large >, extra large room>>)