



123 Willow Lane
San Antonio, TX
12345



Project

REPORT

Property Owner: John Adams

Policy #: 123-456789

Claim #:9876-54321

THIS REPORT CREATED BY A LEVEL 3
XACTIMATE PROFESSIONAL



XACTIMATE

Insured: Adams, John
Property: 123 Willow Lane
San Antonio, TX 12345

Claim Rep.: TotalScope
Business:

Business: (720) 307-2795
E-mail: contact@totalscope.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/27/2021 10:55 AM

Price List: TXDF8X_AUG21
Restoration/Service/Remodel
Estimate:

Dear Claims Department,

Please find attached an estimate to complete repairs to the insured's property. This estimate reflects an accurate accounting of the known work required to return the insured to pre-storm condition in accordance with local building codes and manufacturer specifications. Should any unforeseen circumstances arise during construction that requires additional work, materials, or costs, you will be notified in a timely manner. If there are any questions or concerns regarding this estimate, please feel free to contact me at contact@totalscope.com or (720) 307-2795.

Thank you,

TotalScope

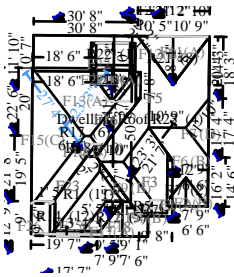
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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Due to the amount of complexity and coordination required to complete repairs, and oversee multiple trades and contractors, 10% and 10% overhead and profit has been applied per standard industry practice.

Total:				0.00	0.00	0.00
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Source - Eagle View

Source - Eagle View



Dwelling Roof

3,542.73 Surface Area	35.43 Number of Squares
381.35 Total Perimeter Length	
175.34 Total Hip Length	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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There is storm damage to all elevations of the roof which warrants a full replacement to complete repairs and return the insured to pre loss condition. See attached photos.

NOTE: All remove line items in this estimate have been changed from DMO to RFG. Our General Liability and Worker's Compensation Insurance will not allow us to re-categorize a special demolition crew to a lower cost category, they must remain categorized as RFG if they are working on the roof even for demolition only. The DMO trade categorization is not priced out to account for Roofer GL and WC rates..



Trade designation

1. Remove Laminated - comp. shingle rfg. - w/out felt	35.43 SQ	136.96	0.00	0.00	970.50	5,822.99
2. Roofing felt - 30 lb.	35.43 SQ	0.00	35.35	31.42	256.78	1,540.65
3. Laminated - comp. shingle rfg. - w/out felt	43.33 SQ	0.00	223.38	379.64	2,011.74	12,070.44

43.33 SQ of shingles will be required for installation and cutting waste not including asphalt starter or ridge cap.



Suggested waste calculation

4. Asphalt starter - universal starter course	381.35 LF	0.00	2.17	21.08	169.72	1,018.33
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Starter is existing at the eaves and rakes prior to repair. 381.35 LF will be required as there is 160.17 LF of eaves and 221.18 LF of rakes.

5. Ridge cap - Standard profile - composition shingles	250.34 LF	0.00	5.32	51.01	276.56	1,659.38
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Ridge cap cannot be manufactured from laminate shingles and must be ordered and installed separately per manufacturer installation guidelines.

Line item accounts for a ridge cap that has not been manufactured from a 3 tab field shingle and is intended to be used with laminate shingles. See line item description below.

Includes: Standard profile ridge cap, roofing nails, and installation labor.

Quality: Precut ridge cap shingles.

Note: This item is generally used with laminated shingles.

CONTINUED - Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
6. R&R Drip edge/gutter apron	160.17 LF	0.88	2.64	14.40	115.66	693.86

The existing drip edge and gutter apron will require removal and disposal to complete repairs. This is additional labor that is NOT included in the shingle tear off line item.

Gutter apron is required at the eaves as it is a 2"x4" material bent to 120 degrees in order to fit properly up a steep slope roof deck.

7. R&R Drip edge	221.18 LF	0.88	2.54	18.07	154.90	929.41
8. Ice & water barrier - valley	562.62 SF	0.00	1.55	20.89	178.60	1,071.55

Ice and water shield is existing in the valleys prior to repair. Per code, this material cannot be reinstalled. Additionally, a valley liner must be installed per code. See attached photos.

Reinstallation of Materials: Aggregate surfacing materials shall not be reinstalled. **(Reference: International Residential Code R907.6)**

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted.

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches wide and of any of the corrosion-resistant metals in table R905.2.8.2.

2. For open valleys, valley linings of two plies of mineral surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches and the top layer a minimum of 36 inches wide.

3. For closed valleys, valley lining of one ply of smooth roll roofing complying with ASTM D 6380 and at least 36 inches wide or valley lining as described in Item 1 or 2 above shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of lining material.

9. Step flashing	51.53 LF	0.00	9.37	6.55	97.88	587.27
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The existing step flashing is punctured and damaged and cannot be reinstalled per code. If reinstalled, the sidewalls would not be water tight, would lead to leak hazards, and would void any current or future warranties.

Reinstallation of Materials: Any existing flashings, edgings, outlets, vents or similar devices that are part of the assembly shall be replaced when rusted, damaged or deteriorated. **(Reference: International Residential Code R907.5)**

10. Flashing - kick-out diverter	5.00 EA	0.00	26.31	4.93	27.30	163.78
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Per code, kickout diverters must be installed at the end of each sidewall run to divert water away from the siding and towards the gutter.

Sidewall flashing: Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided at the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and section R703.6.3 **(Reference: International Residential Code R907.5)**



Kickout diverter locations

11. R&R Flashing - L flashing - galvanized	45.65 LF	1.58	3.95	5.54	51.58	309.57
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The existing headwall flashing is punctured and damaged and cannot be reinstalled per code. If reinstalled, the headwalls would not be water tight, would lead to leak hazards, and would void any current or future warranties. See attached photos.

Reinstallation of Materials: Any existing flashings, edgings, outlets, vents or similar devices that are part of the assembly shall be replaced when rusted, damaged or deteriorated. **(Reference: International Residential Code R907.5)**









12. R&R Flashing - rain diverter	3.00 EA	23.76	38.63	2.46	37.94	227.57
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Rain diverter

13. R&R Furnace vent - rain cap and storm collar, 6"	3.00 EA	10.00	66.39	6.49	47.14	282.80
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CONTINUED - Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
 Exhaust cap						
14. Install Triple wall flue roof installation kit	3.00 EA	0.00	214.97	0.00	128.98	773.89
The existing furnace vent boot will have to be detached and reset in order to complete repairs and reflash with the new shingles.						
 Furnace vent boot D&R						
15. Roof vent - turtle type - Metal	7.00 EA	0.00	57.44	9.34	82.28	493.70
 Turtle vent						
16. Flashing - pipe jack	5.00 EA	0.00	44.82	5.72	45.96	275.78
 Pipe jack						
17. Digital satellite system - Detach & reset	1.00 EA	0.00	36.24	0.00	7.24	43.48
18. R&R Gable cornice return - laminated	1.00 EA	33.66	75.53	0.55	21.96	131.70
Line item accounts for the additional time and labor required for the roofing crew to complete repairs at the existing gable cornice returns. The roofing crew will have to work from ladders and hand load materials to complete repairs. See attached photos.						
 Gable cornice return						
19. R&R Gable cornice return - laminated - 2 stories or greater	3.00 EA	36.72	92.75	1.64	78.02	468.07
 2nd story gable cornice returns						
20. R&R Gable cornice strip - laminated	21.00 LF	5.77	10.49	6.24	69.54	417.24
 Gable cornice strip						
21. Remove Additional charge for steep roof - 7/12 to 9/12 slope	15.07 SQ	37.63	0.00	0.00	113.42	680.50
15.07 SQ's of the roof is 8/12 pitch and requires additional safety precautions which results in a loss of productivity and increased labor costs.						
22. Additional charge for steep roof - 7/12 to 9/12 slope	15.07 SQ	0.00	43.34	0.00	130.62	783.75
23. Remove Additional charge for steep roof - 10/12 - 12/12 slope	1.14 SQ	59.14	0.00	0.00	13.48	80.90
1.14 SQ's of the roof is 12/12 pitch and requires additional safety precautions which results in a loss of productivity and increased labor costs.						
24. Additional charge for steep roof - 10/12 - 12/12 slope	1.14 SQ	0.00	68.11	0.00	15.54	93.19
25. Remove Additional charge for high roof (2 stories or greater)	35.43 SQ	4.94	0.00	0.00	35.00	210.02
This roof is above two stories in height and requires additional safety precautions resulting in a loss of productivity and increased labor costs.						
 High roof						
26. Additional charge for high roof (2 stories or greater)	35.43 SQ	0.00	19.14	0.00	135.62	813.75
27. Hand load materials	43.33 SQ	0.00	25.00	0.00	216.66	1,299.91





CONTINUED - Dwelling Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<p>Frisco is a ground load market. Shingle distributors are not equipped with crane or boom trucks to roof load materials. All materials will have to be ground dropped by the supplier and hand loaded by the roofing crew, resulting in a loss of productivity and increased labor costs. Xactimate's line item description for laminate shingles states that pricing is based upon a roof stocked price, and that additional consideration is needed for circumstances resulting in ground dropped delivery. See Xactimate line item description below.</p> <p>RFG 300:Laminate comp shingle Note: Roofing material components are surveyed as a "roof-stocked" price (as opposed to in-store shelf price). Consideration may be needed for situations such as abnormal material delivery/pick-up, delivery outside of normal range, small material quantities, etc. that result in additional costs.</p>						
Totals: Dwelling Roof				585.97	5,490.62	32,943.48
Total: Source - Eagle View				585.97	5,490.62	32,943.48

Gutters

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
28. R&R Gutter / downspout - aluminum - up to 5"	341.00 LF	0.47	7.49	104.37	563.76	3,382.49
<p>The existing gutters and downspouts are storm damaged and require removal and replacement to complete repairs and return the insured to pre loss condition. See attached photos.</p> <p>160 LF Gutters 155 LF Downspouts 2 A-turns 17 B-turns 7 Miters</p> <p> Downspout</p>						
Totals: Gutters				104.37	563.76	3,382.49



Windows

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
29. R&R Window screen, 10 - 16 SF	22.00 EA	3.52	45.38	74.49	230.06	1,380.35
<p>Storm damage to multiple window screens.</p> <p> Window screen  Window screen 2</p>						
30. Reglaze window, 10 - 16 sf	2.00 EA	0.00	130.82	11.61	54.64	327.89
<p> Window reglaze  Window reglaze 2</p>						

CONTINUED - Windows

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Windows				86.10	284.70	1,708.24


Doors

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
31. R&R Overhead door & hardware - 8' x 7'	2.00 EA	60.88	757.03	87.46	344.68	2,067.96
 Garage door						
 Garage door 2						
Totals: Doors				87.46	344.68	2,067.96

Fencing

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
32. Clean with pressure/chemical spray Open item pending reinspection for scope and measurements.	SF					OPEN ITEM
33. Stain - wood fence/gate	SF					OPEN ITEM
Totals: Fencing				0.00	0.00	0.00

Shed

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
34. R&R Roof window (skylight), 9.1 - 10 sf	1.00 EA	42.14	892.98	64.57	199.94	1,199.63
 Shed skylight						
Totals: Shed				64.57	199.94	1,199.63

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
35. Single axle dump truck - per load - including dump fees For all non-roof related debris.	1.00 EA	262.86	0.00	0.00	52.58	315.44

CONTINUED - Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Debris Removal				0.00	52.58	315.44
Total: Source - Eagle View				928.47	6,936.28	41,617.24

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Heat, vent, & air cond. labor minimum	1.00 EA	0.00	89.65	0.00	17.94	107.59
37. Skylight labor minimum	1.00 EA	0.00	18.31	0.00	3.66	21.97
Totals: Labor Minimums Applied				0.00	21.60	129.56
Line Item Totals:				928.47	6,957.88	41,746.80

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
3,298.18 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
3,542.73 Surface Area	35.43 Number of Squares	381.35 Total Perimeter Length
0.00 Total Ridge Length	175.34 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	41,746.80	100.00%	41,746.80	100.00%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	0.00	0.00%	0.00	0.00%
Total	41,746.80	100.00%	41,746.80	100.00%

Summary for Dwelling

Line Item Total	33,860.45
Material Sales Tax	928.47
	<hr/>
Subtotal	34,788.92
Overhead	3,478.94
Profit	3,478.94
	<hr/>
Replacement Cost Value	\$41,746.80
Net Claim	\$41,746.80
	<hr/> <hr/>

Recap by Room

Estimate: TEGGATZ-ROSS

Area: Source - Eagle View

Area: Source - Eagle View

Dwelling Roof			26,866.89	79.35%
Coverage: Dwelling	100.00% =		26,866.89	
<hr/>				
Area Subtotal: Source - Eagle View			26,866.89	79.35%
Coverage: Dwelling	100.00% =		26,866.89	
Gutters			2,714.36	8.02%
Coverage: Dwelling	100.00% =		2,714.36	
Windows			1,337.44	3.95%
Coverage: Dwelling	100.00% =		1,337.44	
Doors			1,635.82	4.83%
Coverage: Dwelling	100.00% =		1,635.82	
Shed			935.12	2.76%
Coverage: Dwelling	100.00% =		935.12	
Debris Removal			262.86	0.78%
Coverage: Dwelling	100.00% =		262.86	
<hr/>				
Area Subtotal: Source - Eagle View			33,752.49	99.68%
Coverage: Dwelling	100.00% =		33,752.49	
Labor Minimums Applied			107.96	0.32%
Coverage: Dwelling	100.00% =		107.96	
<hr/>				
Subtotal of Areas			33,860.45	100.00%
Coverage: Dwelling	100.00% =		33,860.45	
<hr/>				
Total			33,860.45	100.00%

Recap by Category

O&P Items			Total	%
GENERAL DEMOLITION			7,100.47	17.01%
Coverage: Dwelling	@	100.00% =	7,100.47	
DOORS			1,514.06	3.63%
Coverage: Dwelling	@	100.00% =	1,514.06	
ELECTRICAL - SPECIAL SYSTEMS			36.24	0.09%
Coverage: Dwelling	@	100.00% =	36.24	
FIREPLACES			644.91	1.54%
Coverage: Dwelling	@	100.00% =	644.91	
HEAT, VENT & AIR CONDITIONING			288.82	0.69%
Coverage: Dwelling	@	100.00% =	288.82	
ROOFING			19,550.57	46.83%
Coverage: Dwelling	@	100.00% =	19,550.57	
SOFFIT, FASCIA, & GUTTER			2,554.09	6.12%
Coverage: Dwelling	@	100.00% =	2,554.09	
WINDOW REGLAZING & REPAIR			1,260.00	3.02%
Coverage: Dwelling	@	100.00% =	1,260.00	
WINDOWS - SKYLIGHTS			911.29	2.18%
Coverage: Dwelling	@	100.00% =	911.29	
O&P Items Subtotal			33,860.45	81.11%
Material Sales Tax			928.47	2.22%
Coverage: Dwelling	@	100.00% =	928.47	
Overhead			3,478.94	8.33%
Coverage: Dwelling	@	100.00% =	3,478.94	
Profit			3,478.94	8.33%
Coverage: Dwelling	@	100.00% =	3,478.94	
Total			41,746.80	100.00%

Quick Entry

Misc. Item Attachments Salvage/Restored OK Cancel

Cat: RFG Sel: 300 Act: - f Variations

Desc: Laminated - comp. shingle rfg. - w/ felt

Calc: 0 0.00 SQ @ 115.72 = \$0.00

Cov: Dwelling

Depr: Percent 0.00% Age: 0.00

Condition: Average Recoverable

O&P Taxable Contractor Line Item
 Non O&P Exempt Homeowner Credit Item

Remove Price: \$115.72 Trade: RFG

Note: Minimum Group: RFGMN-A

Item Image
Tags
Unit Price
Amounts
Depreciation

1 Trade designation

Areas per Pitch

Roof Pitches	2/12	5/12	6/12	8/12	12/12
Area (sq ft)	103.2	4.0	1818.5	1507.3	113.9
% of Roof	2.9%	0.1%	51.3%	42.5%	3.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple

Normal

Complex

Waste Calculation

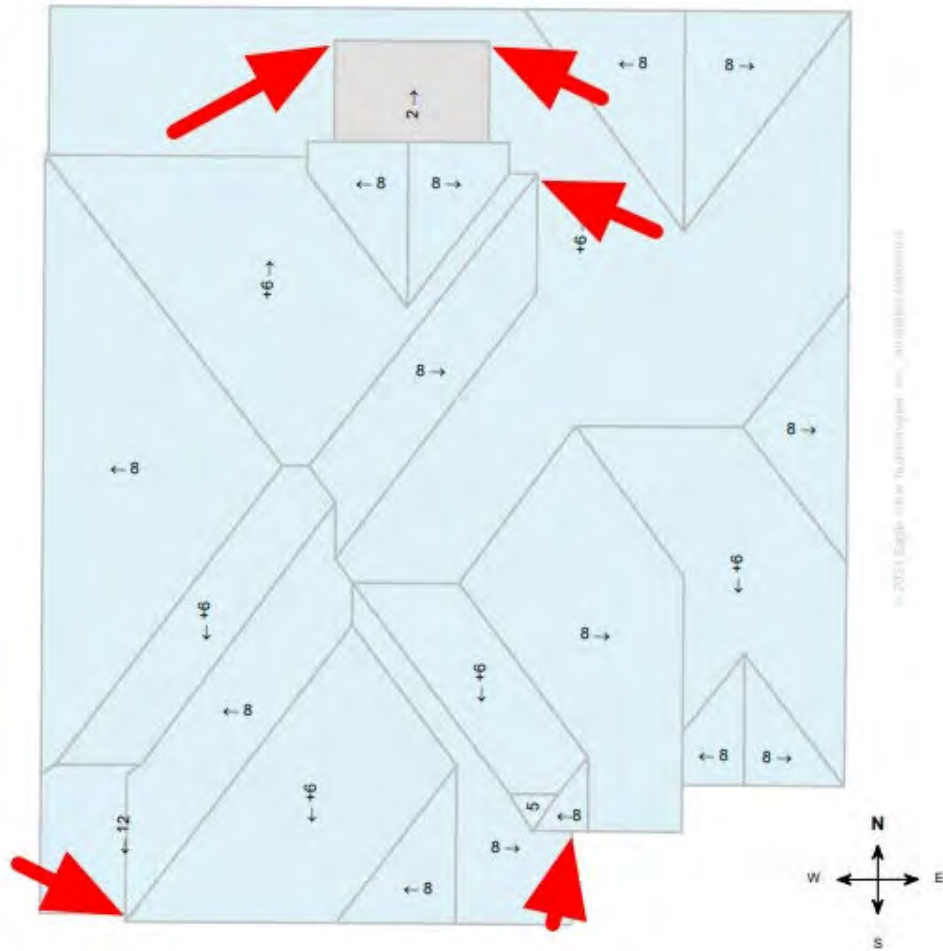
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	7%	12%	17%	20%	22%	24%	27%	32%
Area (Sq ft)	3444	3686	3858	4030	4133	4202	4271	4374	4547
Squares *	34.66	37.00	38.66	40.33	41.33	42.33	43.00	44.00	45.66
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

2 Suggested waste calculation



3 Kickout diverter locations



4 Rain diverter



5 Exhaust cap



6 Furnace vent boot D&R



7 Turtle vent



8 Pipe jack



9 Gable cornice return



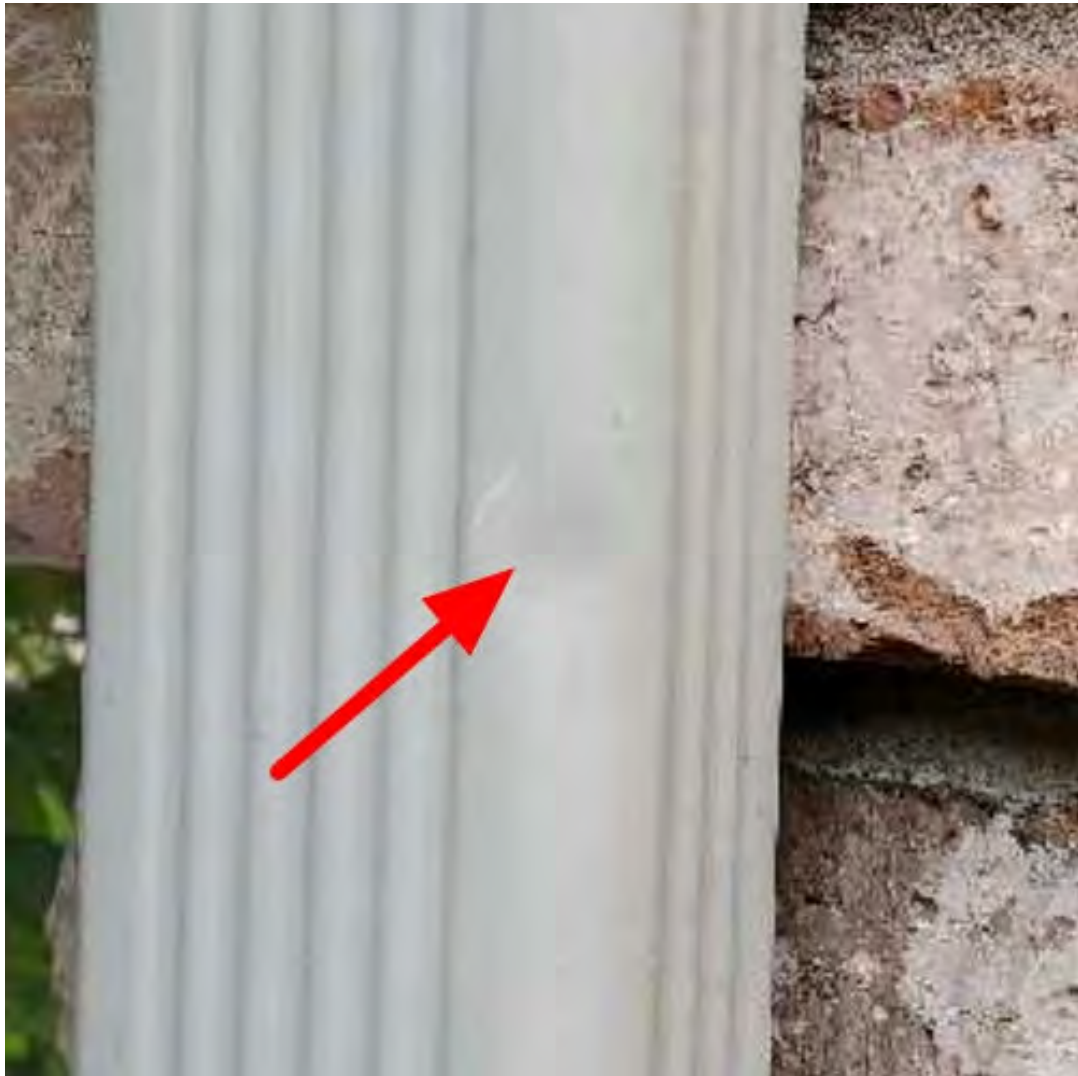
10 2nd story gable cornice returns



11 Gable cornice strip



12 High roof



13 Downspout



14 Window screen



15 Window screen 2



16 Window reglaze



17 Window reglaze 2



18 Garage door



19 Garage door 2



20 Shed skylight

Committed to getting your job done. Easier.®



To Whom It May Concern,

Please be advised that ABC Supply does not roof stock, also known as roof load, materials in the North Texas market.

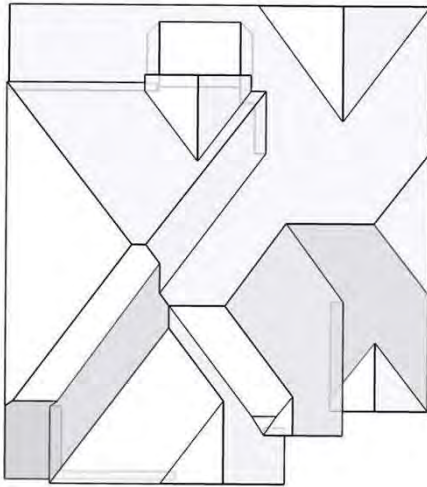
Thank you

A handwritten signature in black ink that reads 'Tommy Becerra'. The signature is written in a cursive style with a large initial 'T'.

Tom Becerra
North Texas District Manager

15208 Salano Creek Dr, Frisco, TX 75035

Report: 41925599



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim:

PREPARED FOR

Contact:

Company:

Address:

Phone:

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Report Summary	8

MEASUREMENTS

Total Roof Area = 3,547 sq ft
Total Roof Facets = 23
Predominant Pitch = 6/12
Number of Stories > 1
Total Ridges/Hips = 252 ft
Total Valleys = 185 ft
Total Rakes = 165 ft
Total Eaves = 188 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



IMAGES

East Side



West Side



LENGTH DIAGRAM

Total Line Lengths:

Ridges = 75 ft

Hips = 177 ft

Valleys = 185 ft

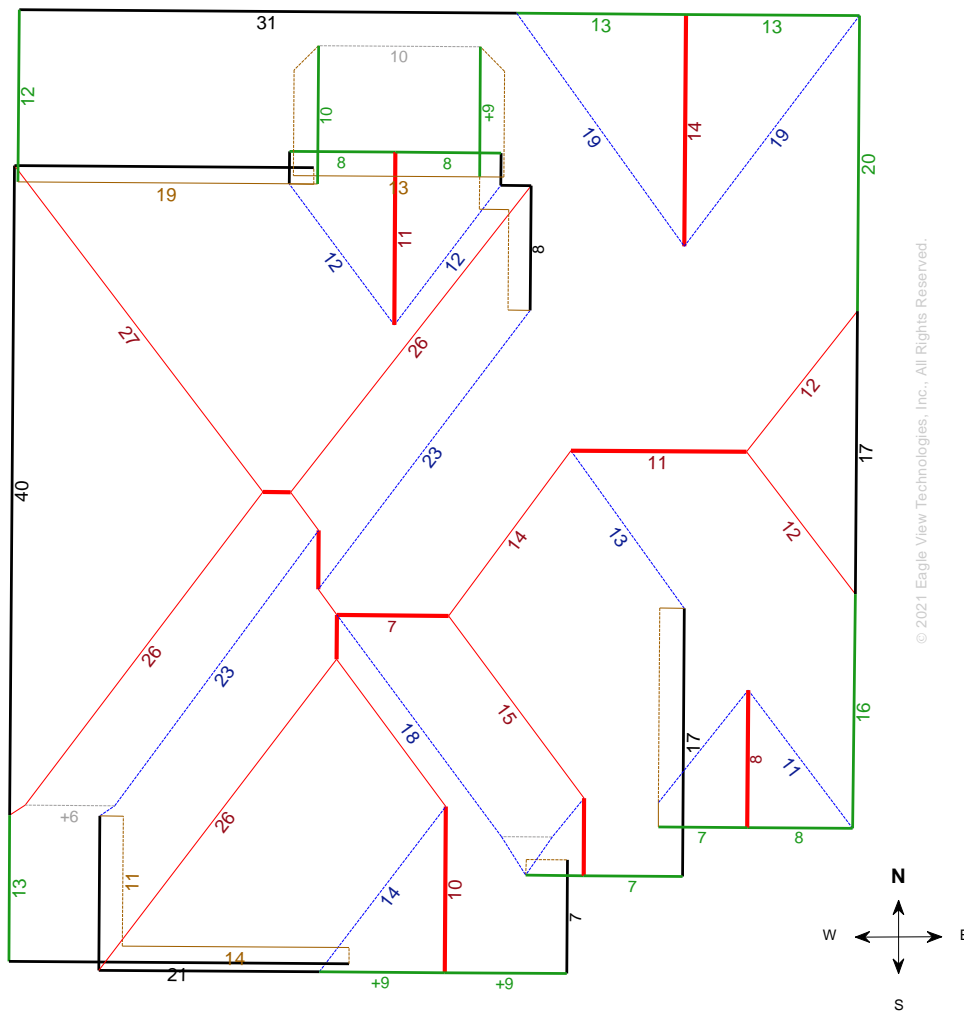
Rakes = 165 ft

Eaves = 188 ft

Flashing = 55 ft

Step flashing = 58 ft

Parapets = 0 ft

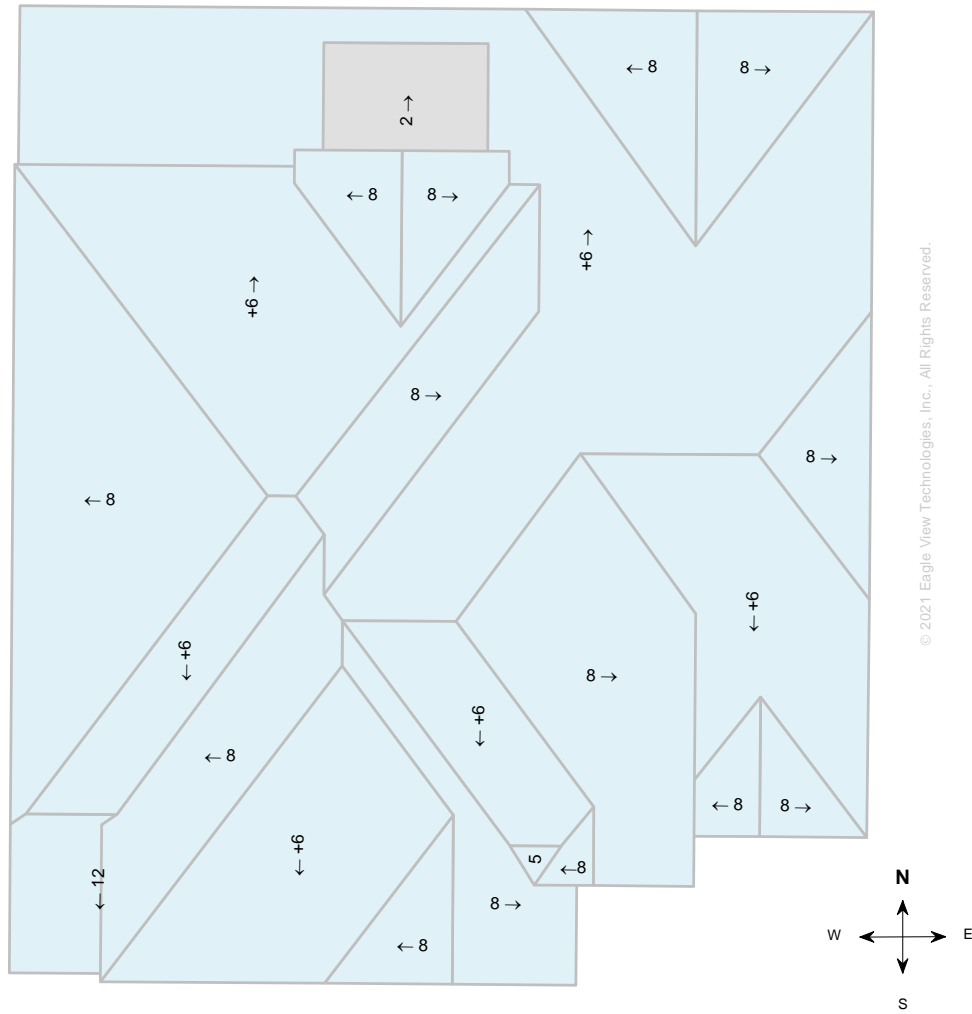


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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12

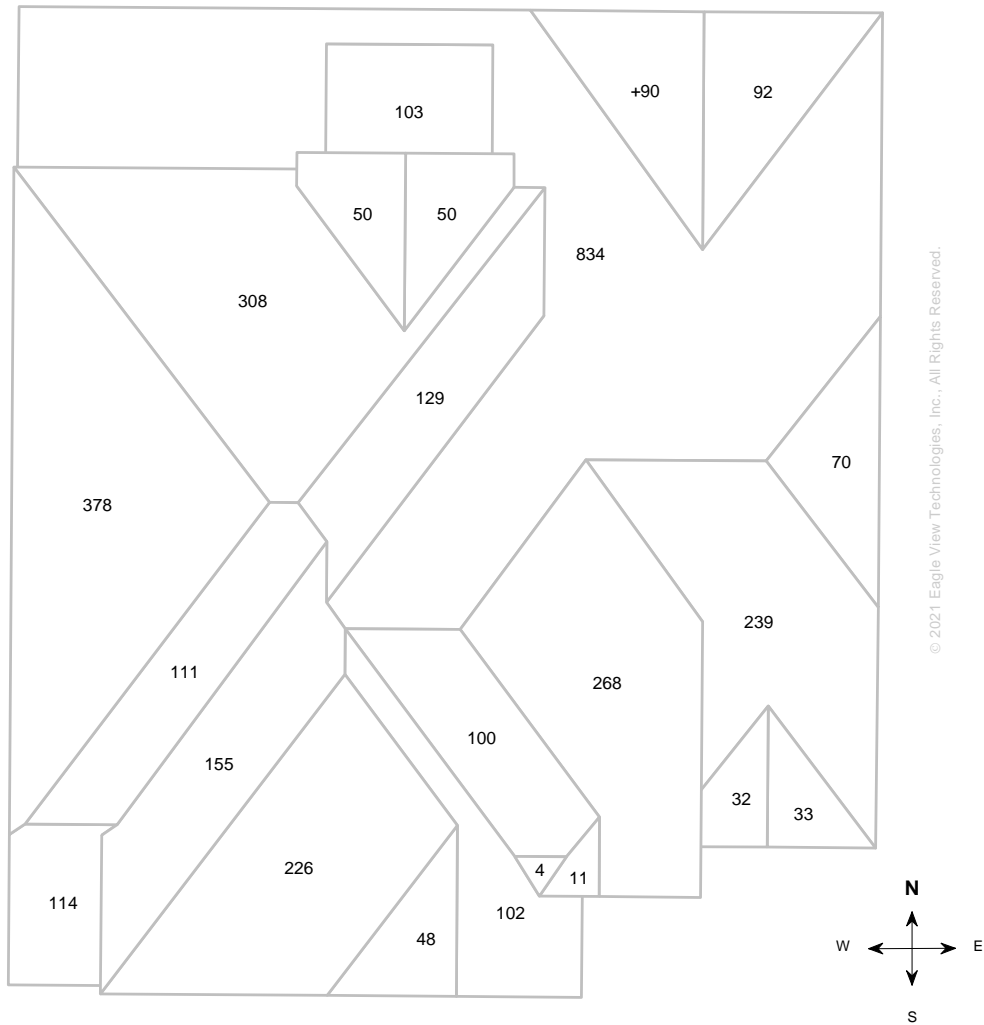


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Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

AREA DIAGRAM

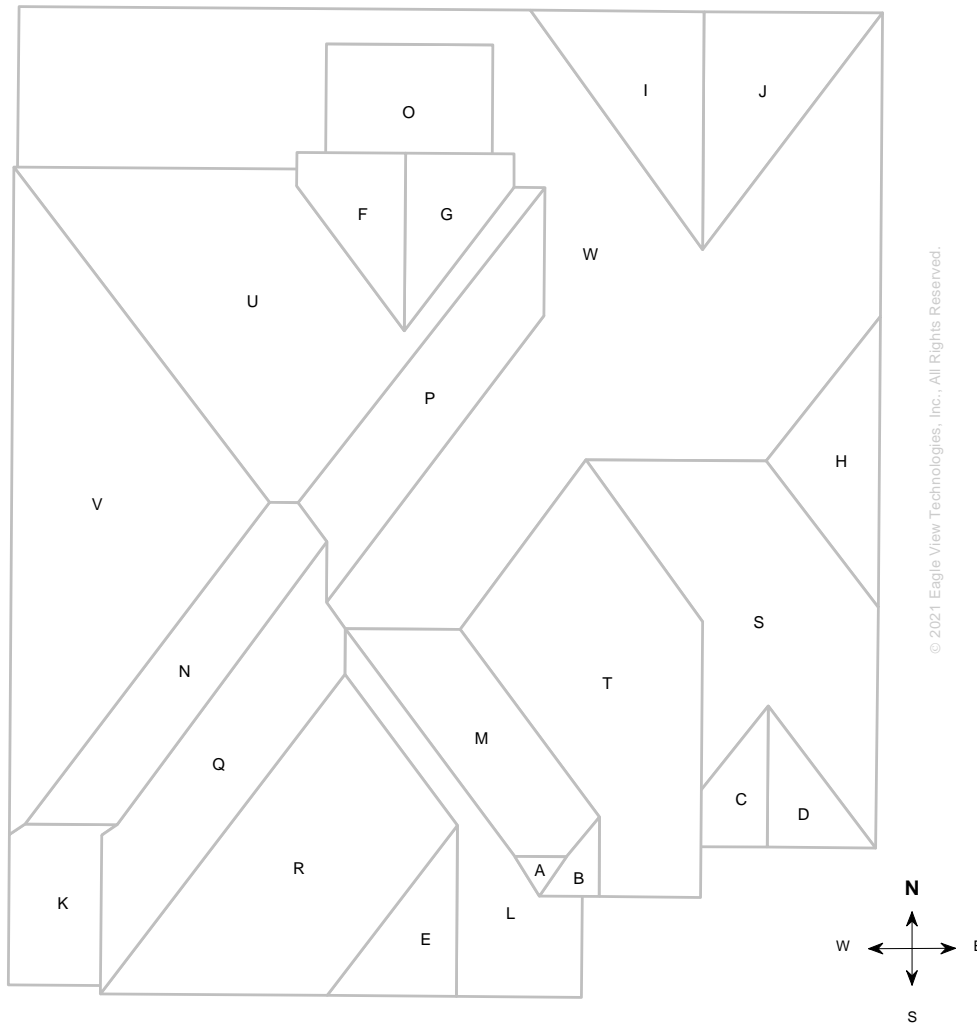
Total Area = 3,547 sq ft, with 23 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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REPORT SUMMARY

All Structures

Areas per Pitch					
Roof Pitches	2/12	5/12	6/12	8/12	12/12
Area (sq ft)	103.2	4.0	1818.5	1507.3	113.9
% of Roof	2.9%	0.1%	51.3%	42.5%	3.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

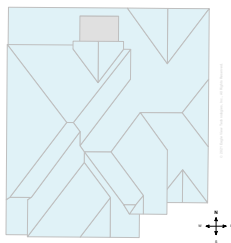
Structure Complexity		
Simple	Normal	Complex

Waste Calculation										
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.										
Waste %	0%	7%	12%	17%	20%	22%	24%	27%	32%	
Area (Sq ft)	3444	3686	3858	4030	4133	4202	4271	4374	4547	
Squares *	34.66	37.00	38.66	40.33	41.33	42.33	43.00	44.00	45.66	
	Measured					Suggested				

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 23

Lengths, Areas and Pitches

Ridges = 75 ft (10 Ridges)
 Hips = 177 ft (12 Hips).
 Valleys = 185 ft (15 Valleys)
 Rakes† = 165 ft (16 Rakes)
 Eaves/Starter‡ = 188 ft (13 Eaves)
 Drip Edge (Eaves + Rakes) = 353 ft (29 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 55 ft (9 Lengths)
 Step flashing = 58 ft (12 Lengths)
 Predominant Pitch = 6/12
 Total Area (All Pitches) = 3,547 sq ft

Property Location

Longitude = -96.7431553
 Latitude = 33.1798880

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).

‡ Eaves are defined as roof edges that are not sloped and level.

REPORT #: 146638

DATE CREATED: 08/27/2021

CLAIM #: N/A

JOB #: N/A

DATA VERIFIED AS OF: 04/16/2021


PROPERTY ADDRESS

**15208 Salano Creek Dr
Frisco, TX 75035-6498** ELEVATION **753** FT

AUTHORITY HAVING JURISDICTION

CITY OF FRISCOCODE
ENFORCED**YES**INSTALL PER ROOFING
MANUFACTURER
SPECIFICATIONS**YES**

SALES TAX

8.25%972.292-5301 WWW.FRISCOTEXAS.GOV bicsr@friscotexas.gov CHIEF BUILDING OFFICIAL
PHILLIP CLIMER 

2018 IRC

ICE & WATER SHIELD ON EAVES	NO
DRIP EDGE	YES
VALLEY LINER	YES
UNDERLAYMENT	YES
CHIMNEY CRICKET UNLESS GREATER THAN 30 INCHES	NO

2018 IECC

ELEVATION	753 FT
CLIMATE ZONE	ZONE 3 / MOIST
WOOD FRAME WALL	R-20 OR R-13 + R-5
CEILING	R-38

ESTIMATED VALUE	\$ 518,900
HOME SIZE	3,547 SF
DATE BUILT	2006
FLOORS	2


**PROPERTY
DETAILS**

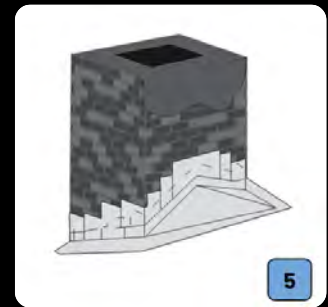
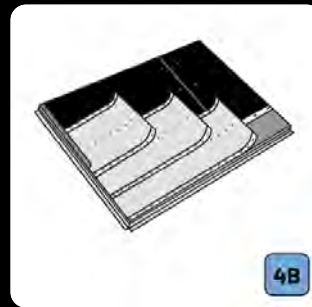
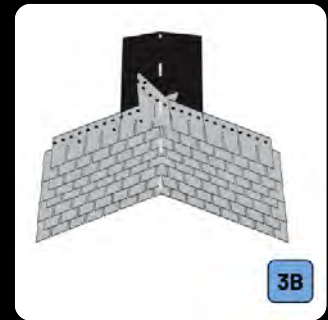
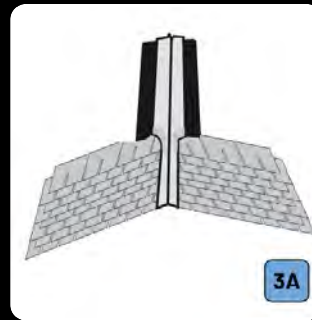
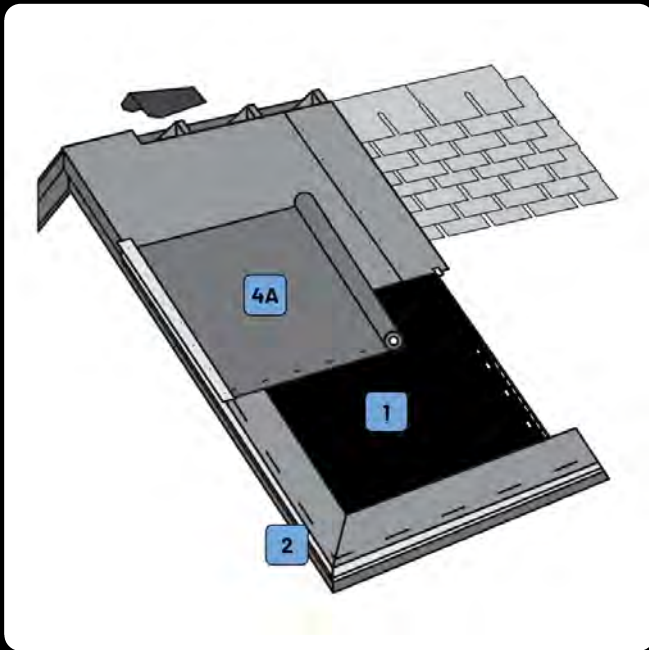
CEILING	400 FT
RESTRICTED AREA	NO
FAA AUTHORIZATION	NO

 **DRONE**
FAA REGULATION



ROOFING REPORT DETAIL

15208 Salano Creek Dr, Frisco TX 75035



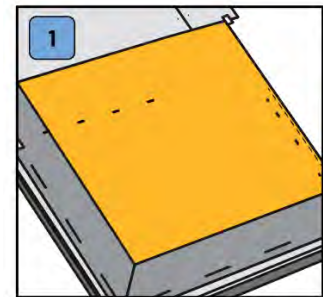
✗ NO

ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT AN ICE BARRIER (ICE AND WATER SHIELD) IS NOT REQUIRED ON THE EAVES.

In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

R905.1.2 ICE BARRIERS.

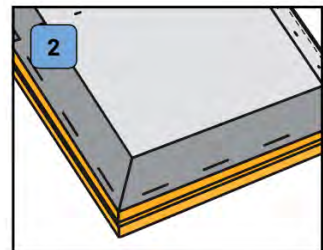


✓ YES

ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT A DRIP EDGE IS REQUIRED.

A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along the eaves and under the drip edge along rake edges.

R905.2.8.5 DRIP EDGE.



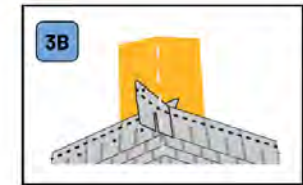
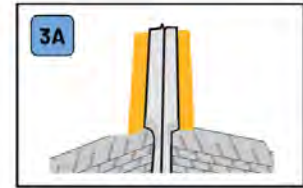
**YES**

ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT VALLEY LINERS ARE REQUIRED.

Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

R905.2.8.2 VALLEYS.

**YES**

ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT AN UNDERLAYMENT IS REQUIRED.

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal.

For roof slopes of four units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

R905.1.1 UNDERLAYMENT.

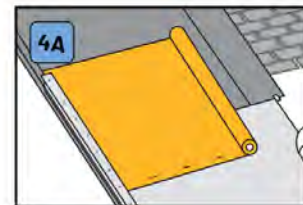
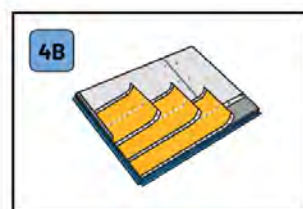


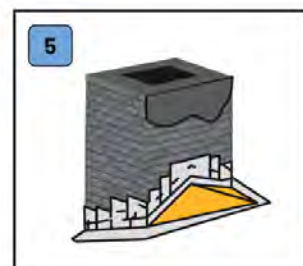
TABLE R905.1.1(2) UNDERLAYMENT APPLICATION - ASPHALT SHINGLES

**NO**

ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT A CRICKET IS NOT REQUIRED UNLESS THE RIDGE SIDE OF CHIMNEY IS GREATER THAN 30 INCHES.

Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. The intersection of the cricket and the chimney shall be flashed and counterflashed in the same manner as normal roof-chimney intersections. Crickets shall be constructed in compliance with Figure R1003.20 and Table R1003.20.

R1003.20 CHIMNEY CRICKETS.





ONECLICK CODE HAS CONFIRMED WITH THE CITY OF FRISCO THAT ALL ROOFING ASSEMBLIES ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

R903.1 GENERAL.

Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.

R904.1 SCOPE.

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.



ONECLICK CODE HAS CONFIRMED THAT BUILDING PERMITS FOR THE ABOVE PROPERTY ADDRESS ARE ISSUED AND BUILDING CODES ARE ENFORCED BY THE CITY OF FRISCO

R104.1 GENERAL.

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

R202 DEFINITIONS - ROOF ASSEMBLY.

A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, underlayment and roof covering, and can also include a thermal barrier, ignition barrier, insulation or vapor retarder. For the definition applicable in Chapter 11, see Section N1101.6.

Roof systems shall be designed and installed in accordance with the City of Frisco and the approved manufacturer's installation instructions such that the roof system shall serve to protect the building or structure. The professional performing the repairs shall act in accordance with the standard of care to ensure today's methods, standards and practices are adhered to. Deviation from such or instructing one to deviate can result in a defect and is subject to an enforceable violation of the City of Frisco building codes. The information provided by the OneClick Code application is, in part, generated from publicly available information. OneClick Code does not warrant the accuracy, completeness, or usefulness of this information. Any reliance you place on such information is strictly at your own risk. The report above is copyright of OneClick Code ©2021. Reproduction and distribution is strictly prohibited without the written permission of OneClick Code.

four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's *approved* installation instructions.

R905.2.7 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section and the asphalt shingle manufacturer's *approved* installation instructions.

R905.2.8.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with manufacturer's instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness or mineral-surfaced roll roofing weighing not less than 77 pounds per 100 square feet (4 kg/m²). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen *underlay-*

ment complying with ASTM D1970 shall be permitted in lieu of the lining material.

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

R905.2.8.4 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied in accordance with the asphalt shingle manufacturer's printed instructions.

R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. *Underlayment* shall be installed over the drip edge along eaves and under the drip edge along rake edges.

R905.3 Clay and concrete tile. The installation of clay and concrete tile shall comply with the provisions of this section.

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

R905.3.2 Deck slope. Clay and concrete roof tile shall be installed on roof slopes of two and one-half units vertical in 12 units horizontal (25-percent slope) or greater. For

**TABLE R905.2.8.2
VALLEY LINING MATERIAL**

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Cold-rolled copper	0.0216 nominal	—	ASTM B370, 16 oz. per square foot
Lead-coated copper	0.0216 nominal	—	ASTM B101, 16 oz. per square foot
High-yield copper	0.0162 nominal	—	ASTM B370, 12 oz. per square foot
Lead-coated high-yield copper	0.0162 nominal	—	ASTM B101, 12 oz. per square foot
Aluminum	0.024	—	—
Stainless steel	—	28	—
Galvanized steel	0.0179	26 (zinc coated G90)	—
Zinc alloy	0.027	—	—
Lead	—	—	2 1/2
Painted terne	—	—	20

For SI: 1 inch = 25.4 mm, 1 pound = 0.454 kg.

SECTION R908 REROOFING

R908.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9.

Exceptions:

1. Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that provide positive roof drainage.
2. For roofs that provide positive drainage, re-covering or replacing an existing roof covering shall not require the secondary (emergency overflow) drains or scuppers of Section R903.4.1 to be added to an existing roof.

R908.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

R908.3 Roof replacement. Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.

Exception: Where the existing *roof assembly* includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.

R908.3.1 Roof recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer's approved instructions
2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section R908.4.
4. The application of a new protective *roof coating* over an existing protective *roof coating*, metal roof panel, metal roof shingle, mineral surfaced roll roofing, built-up roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing and spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

R908.3.1.1 Roof recover not allowed. A *roof recover* shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

R908.4 Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other *approved* materials securely fastened in place.

R908.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Any existing flashings, edgings, outlets, vents or similar devices that are a part of the assembly shall be replaced where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R908.6 Flashings. Flashings shall be reconstructed in accordance with *approved* manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.



Overhead and Profit

WHITEPAPER

02.05.2020

WHAT IS AND ISN'T INCLUDED IN XACTWARE PRICING

For individual trades, Overhead is any additional expense not charged (attributed) directly to the work being performed. Overhead is typically classified as an indirect cost. Profit is formally defined as “the excess of the selling price of goods over cost.”* Profit is typically added to the cost of a construction-related job to allow the entity performing the work to grow their company through reinvestment. Xactware Solutions, Inc., an industry leader in providing estimating software, services, and building cost data since 1986, has recognized three categories of overhead. While ultimately, the amount of overhead and profit, as well as how and where it is accounted for within the estimate is left to the discretion of the estimator based upon the conditions of the job and the service provider performing the work, the information listed below should provide general guidelines into how Xactware’s published pricing is created and intended to be used.

When Xactware performs market research on unit prices, those surveyed are specifically asked to not include expenses that would be included in the General Overhead and Profit markup percentages (item #1 below).

Profit is typically added to the cost of a construction-related job to allow the entity performing the work to grow their company through reinvestment.

- **General Overhead** are expenses incurred by a General Contractor, that cannot be attributed to individual projects, and include any and all expenses necessary for the General Contractor to operate their business. *Examples (including but not limited to):* General and Administrative (G&A) expenses, office rent, utilities, office supplies, salaries for office personnel, depreciation on office equipment, licenses, and advertising. *Including General Overhead expenses in an Xactimate estimate*—General Overhead expenses are not included in Xactware’s unit pricing, but are typically added to the estimate as a percentage of the total bid along with the appropriate profit margin. These two costs together constitute what is normally referred to in the insurance restoration industry as General Contractor’s O&P, or just O&P. General Overhead and Profit percentages can be added in the Estimate Parameters window within an Xactimate estimate.

General Overhead and Profit percentages can be added in the Estimate Parameters window within an Xactimate estimate.

- **Job-Related Overhead** are expenses that can be attributed to a project, but cannot be attributed to a specific task and include any and all necessary expenses to complete the project other than direct materials and labor. *Examples (including but not limited to):* Project managers, onsite portable offices and restroom facilities, temporary power and fencing, security if needed, etc.

Including Job-Related Overhead expenses in an Xactimate estimate—Job Related Overhead expenses should be added as separate line items to the Xactimate estimate. This is done within the Line Item Entry window of an Xactimate estimate by selecting the proper price list items, or creating your own miscellaneous items.

- **Job-Personnel Overhead** represents the non-wage related expenses incurred by a General Contractor that are associated to having their own employees perform the work, or the total G&A expenses incurred by a professional Sub-Contractor when using their services. *Examples:* Vehicle costs, uniforms, mobile phones, depreciation on hand-tools owned by the company, etc. Job-Personnel Overhead also includes the portion of General and Administrative expenses and profit that correlate to employees performing billable tasks, and that are not included in the General Contractor O&P mark-up. These expenses will be incurred either by the general contractor using employees or by a sub-contractor, depending on who is actually performing the work. If the work is being sub-contracted, then these expenses are commonly called Sub-Contractor Overhead and Profit. *Including Job Personnel Overhead/Sub-Contractor O&P in an Xactimate estimate*—Job Personnel Overhead (or Sub-Contractor O&P) expenses are included in the Labor Overhead portion of each unit price in the Xactware price list. The Labor Overhead, along with expenses for Labor Burden and Worker Wage (wage paid to the individual) make up the Retail Labor Rate. For more information on Retail Labor Rates, see the white-paper in Xactware's [eService Center](#).

Updating the Labor Overhead portion of the Retail Labor Rate is done from the Component List of an Xactimate estimate. Once within the Component List, select the option to view Retail Labor Rate components. This list allows you to view and modify all Retail Labor Rates used within the estimate. Price changes to a Retail Labor Rate here will affect prices in all items in the estimate that use this Retail Labor Rate.

Xactware, Inc. publishes and makes unit price data available to all customers each month, based off market surveys.

Xactware, Inc. publishes and makes unit price data available to all customers each month, based off market surveys. Every effort has been made to ensure that Xactware's users can access, view, and modify all detail within the published unit prices.

The building cost data published by Xactware is not designed to be inclusive of sales tax, General O&P, or Job-Related O&P within the unit prices. These can be specified and added at print time after all line items have been listed. However, Xactware has designed flexibility into the system so this is not mandatory. Xactware's users have the option to add these costs to their line items as they choose. The Xactimate system is designed to provide full detail on all costs that are incurred.

**Merriam-Webster's Collegiate Dictionary, Eleventh Edition, Principal copyright 2003*



Xactware European Headquarters
4th Floor, 40 Gracechurch Street
London EC3V 0BT

Office: 020 7680 4970
Fax: 020 7680 4999

eusales@xactware.com

Canadian Sales Team
6-5509 Canotek Road
Ottawa, Ontario, Canada K1J 9J8

Office: (800) 931-9228
Fax: (877) 736-4373

canadiansales@xactware.com

Xactware in de Benelux

Eric Van der Wolk
The Insurance Toolbox, Managing Director

Mobielnr: +31 6 19 35 65 74

eusales@xactware.com

Xactware Corporate Headquarters
1100 West Traverse Parkway
Lehi, UT 84043

Office: (801) 764-5900
Fax: (801) 932-8013

xsales@xactware.com



