

Property: 2509 Riverchase Forest Ct
Kingwood Area, TX 77345

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 2/29/2024 7:22 PM

Price List: TXHO8X_MAR24
Restoration/Service/Remodel
Estimate: 2024-03-01-0622

2024-03-01-0622

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	652.32	0.00	0.00	130.46	782.78

For disposal of all roofing related materials other than shingles and felt, which are not included in the RFG ARMV line item (i.e. - roof vents, flashing, drip edge, skylights, roof decking, etc. The tear off of the shingle only accounts for the disposal of the shingles and felt. The original scope does not take into account the cost of hauling and disposing of the roof accessories as there was no line item for "removal"

Totals: Debris Removal				0.00	130.46	782.78
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Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Tear off, haul and dispose of comp. shingles - Laminated	48.20 SQ	71.61	0.00	0.00	690.32	4,141.92
3. Laminated - comp. shingle rfg. - w/out felt	55.67 SQ	0.00	265.67	605.97	3,079.18	18,475.00
15% waste included...						
4. Roofing felt - synthetic underlayment	48.20 SQ	0.00	47.06	75.47	468.76	2,812.52
5. R&R Drip edge	458.50 LF	0.43	2.93	43.88	316.90	1,901.35

Section R905.2.8.5 Drip Edge - Provide drip edge at eaves and rakes 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 (O.6 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 RE0S.2.S. underpayment shall be installed over the drip edge along the eaves and under the drip edge along rake edges

6. Asphalt starter - universal starter course	458.50 LF	0.00	2.06	19.67	192.84	1,157.02
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This line item represents the exact amount of labor and material needed to perform the roof replacement. The starter course is different in material and labor cost than a field shingle and cannot be included in the waste factor. Laminate shingles cannot be used as a starter course. Additionally, starter is required by the manufacturer to meet wind requirements, thus it is required on eaves and rakes, per "XX Manufacturing" specs for warrant not to be voided.

7. R&R Hip / Ridge cap - Standard profile - composition shingles	280.00 LF	3.03	6.14	66.76	526.88	3,161.24
8. R&R Valley metal	149.00 LF	0.76	6.47	31.10	221.66	1,330.03
9. Step flashing	110.60 LF	0.00	10.94	18.34	245.66	1,473.96
10. R&R Flashing - L flashing - galvanized	45.50 LF	0.76	5.08	8.45	54.84	329.01
11. Remove Additional charge for steep roof - 10/12 - 12/12 slope	46.10 SQ	28.79	0.00	0.00	265.44	1,592.66

Additional labor charge for lost productivity on a steep roof due to accessibility and extra safety precautions

12. Additional charge for steep roof - 10/12 - 12/12 slope	53.02 SQ	0.00	77.73	0.00	824.24	4,945.48
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The quantity was adjusted to account for waste on the high slopes. No other line items account for cutting shingles, installing starter, or installing ridge cap on steep and high slopes. The waste factor included is to account for those activities

CONTINUED - Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. Remove Additional charge for high roof (2 stories or greater)	26.20 SQ	6.93	0.00	0.00	36.32	217.89
Additional labor charge for lost productivity on a high roof (2 stories or greater), due to accessibility and extra safety precautions						
14. Additional charge for high roof (2 stories or greater)	30.13 SQ	0.00	21.85	0.00	131.66	790.00
The quantity was adjusted to account for waste on the high slopes. No other line items account for cutting shingles, installing starter, or installing ridge cap on steep and high slopes. The waste factor included is to account for those activities						
15. R&R Gable cornice return - laminated - 2 stories or greater	5.00 EA	17.87	106.54	3.40	125.10	750.55
16. Gutter / downspout - Detach & reset	400.00 LF	0.00	4.99	0.00	399.20	2,395.20
Must D&R all gutters to prevent damage during tear off and rebuild of the roof and to replace the drip edge						
17. R&R Chimney flashing - large (32" x 60")	1.00 EA	32.78	596.53	12.36	128.34	770.01
18. Digital satellite system - Detach & reset	1.00 EA	0.00	44.89	0.00	8.98	53.87
19. R&R Rain cap - 6"	1.00 EA	6.56	52.57	2.71	12.38	74.22
20. R&R Furnace vent - rain cap and storm collar, 6"	1.00 EA	14.06	86.37	3.43	20.78	124.64
21. R&R Exhaust cap - through roof - 6" to 8"	4.00 EA	11.78	107.02	16.67	98.38	590.25
22. R&R Roof vent - turtle type - Metal	1.00 EA	11.78	70.11	1.90	16.76	100.55
23. R&R Flashing - pipe jack	5.00 EA	9.23	53.01	7.30	63.72	382.22
24. R&R Continuous ridge vent - shingle-over style	40.00 LF	1.11	10.28	14.49	94.02	564.11
Totals: Roof				931.90	8,022.36	48,133.70
Labor Minimums Applied						
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Heat, vent, & air cond. labor minimum	1.00 EA	0.00	208.65	0.00	41.74	250.39
Totals: Labor Minimums Applied				0.00	41.74	250.39
Line Item Totals: 2024-03-01-0622				931.90	8,194.56	49,166.87

Summary for Dwelling

Line Item Total	40,040.41
Material Sales Tax	931.90
Subtotal	40,972.31
Overhead	4,097.28
Profit	4,097.28
Replacement Cost Value	\$49,166.87
Net Claim	\$49,166.87

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.25%)	Cleaning Mtl Tax (8.25%)	Cleaning Sales Tax (8.25%)	Manuf. Home Tax (5%)	Storage Rental Tax (8.25%)	Total Tax (8.25%)
Line Items	4,097.28	4,097.28	931.90	0.00	0.00	0.00	0.00	0.00
Total	4,097.28	4,097.28	931.90	0.00	0.00	0.00	0.00	0.00

Recap by Room

Estimate: 2024-03-01-0622

Debris Removal	652.32	1.63%
Roof	39,179.44	97.85%
Labor Minimums Applied	208.65	0.52%
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Subtotal of Areas	40,040.41	100.00%
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Total	40,040.41	100.00%

Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	7,098.29	14.44%
HEAT, VENT & AIR CONDITIONING	295.02	0.60%
ROOFING	30,651.10	62.34%
SOFFIT, FASCIA, & GUTTER	1,996.00	4.06%
O&P Items Subtotal	40,040.41	81.44%
Material Sales Tax	931.90	1.90%
Overhead	4,097.28	8.33%
Profit	4,097.28	8.33%
Total	49,166.87	100.00%