
Insured: Example 2- Florida Tile Roof Replacment
Property: Briar Ridge Circle
Fort Myers, FL 33912

Claim Number: ST17226657

Policy Number:

Type of Loss: HURRICANE IRMA

Date of Loss: 9/10/2017 12:00 AM

Date Received:

Date Inspected:

Date Entered: 5/1/2018 12:00 AM

Price List: FLFM8X_JUL18
Restoration/Service/Remodel

Estimate: EXAMPLE-2-TILE-ROOF

**EXAMPLE-2-TILE-ROOF
ROOF REPLACEMENT ESTIMATE**

PERMITTING and FEES

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA		0.00	1,230.00	0.00	258.30	1,488.30
Permit fees are estimated here at 1% of total project cost, exact costs will be added as a supplemental to this estimate when incurred.							
Totals: PERMITTING and FEES					0.00	258.30	1,488.30

GUTTERS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
2. R&R Gutter / downspout - aluminum - 6"	642.00 LF		0.48	7.35	189.52	1,095.45	6,311.83
Gutter are spike attached and will be removed for reroof process, Allowance for perimeter of structure and 180 ft for (12) down spouts.							
Totals: GUTTERS					189.52	1,095.45	6,311.83

**CONCRETE TILE DELIVERY CHARGES
& ROOF LOADING FEES**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
3. Delivery charge (Bid Item)	1.00 EA		0.00	1,800.00	0.00	378.00	2,178.00
Freight charges and site delivery charges will be added as supplemental upon receipt of delivery cost quote from supplier. For project cost estimation purposes, a charge of \$17.50 per SQ is calculated here.							
4. Concrete Tile Roof Loading Charge	1.00 EA		0.00	1,650.00	0.00	346.50	1,996.50
Charge for tile supplier to load roof with concrete tiles on site. For project cost estimation purposes, a charge of \$17.50 per SQ is calculated here, exact cost will be added as a supplemental upon receipt of supplier invoice.							
Totals: CONCRETE TILE DELIVERY CHARGES & ROOF LOADING FEES					0.00	724.50	4,174.50

DWELLING ROOF

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
NOTE: This section is for cost incurred to lay sheets of plywood on the pool enclosure roof where it abuts to the main roof for protection during the re roofing process.							
5. Material Only Sheathing - plywood - 1/2" CDX	240.00 SF		0.00	1.00	14.40	53.42	307.82
Protection for pool enclosure structure during re roof process.							

CONTINUED - Pool Enclosure Roof

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
6. Roofer - per hour	9.00 HR		0.00	139.99	0.00	264.58	1,524.49
Place plywood protection in place and remove at end of job.							
Totals: Pool Enclosure Roof					14.40	318.00	1,832.31

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
7. Remove Tile roofing - Concrete - "S" or flat tile	51.94 SQ		166.44	0.00	0.00	1,815.43	10,460.32
8. Tile roofing - Concrete - "S" or flat tile	76.67 SQ		0.00	565.92	725.91	9,264.15	53,379.15
23% waste factor is included to address the amount of tiles needed to fit the excessive amount of hips and valleys present in the design of the roof.							
9. Re-nailing of roof sheathing - complete re-nail	5,454.30 SF		0.00	0.25	6.55	287.73	1,657.86
10. R&R Drip edge	509.15 LF		0.31	2.34	21.69	287.90	1,658.84
Allowance for 10% waste and overlap							
11. Elastomeric roof primer	462.86 SF		0.00	0.42	4.72	41.81	240.93
12. R&R Modified bitumen roof - hot mopped	62.33 SQ		47.54	370.91	385.91	5,558.26	32,026.16
Underlayment for tile, 20% waste allowance due to amount of valley overlaps needed.							
13. Ice & water shield - High temp	154.29 SF		0.00	2.09	5.83	68.94	397.24
Note: High-temp ice and water shield underlayment is commonly used beneath metal and tile roofs, and in climates with extended periods of high temperatures. The material is calculated at 4" wide to cover the entire perimeter. The main material component for this item includes an assumed waste factor of 5%.							
14. Hip & ridge nailer board for tile roofing - channel metal	494.72 LF		0.00	3.03	47.49	324.76	1,871.25
R905.3.7.1 - Hip and ridge tiles shall be installed in accordance with FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual - Which States in High Velocity Hurricane Zones it must maintain a maximum Design Pressure achieved through the use of Hip and Ridge Channel Metal							
Allowance for 10% waste and overlap							
15. R&R Mortar bed for tile	483.64 SF		1.40	4.80	40.05	638.12	3,676.74
This line item is to accommodate for the face mortar mixed with oxide colorant that needs to be applied to both sides of the hip & ridge tiles							
16. Cement color mix	6.00 EA		0.00	25.93	2.13	33.11	190.82
Materials and labor to mix matching color pigment into mortar							
17. R&R Ridge / Hip / Rake cap - tile roofing	500.26 LF		3.64	12.16	208.31	1,703.62	9,816.04
15% waste factor							
18. Bird stop - Eave closure strip for tile roofing - metal	496.93 LF		0.00	3.59	46.81	384.47	2,215.26
10% waste factor included							

CONTINUED - Main Roof

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
19. Prime & paint roof jack	4.00 EA		0.00	35.00	1.70	29.76	171.46
20. R&R Flashing - pipe jack - lead	5.00 EA		6.76	68.70	10.82	81.51	469.63
21. Prime & paint roof vent	1.00 EA		0.00	30.28	0.42	6.45	37.15
22. Apply Poly Foam tile adhesive	12.00 EA		0.00	1,289.75	568.08	3,369.47	19,414.55
ICP Adhesives Poly Set AH160 2 part foam -17 Gallon units							
23. R&R Valley metal - (W) profile	78.93 LF		0.57	6.31	12.64	116.70	672.38
Allowance for 10% waste and overlap							
24. R&R Counterflashing - Lead apron flashing	15.00 LF		0.57	9.67	1.13	32.50	187.23
Located at bottom of all "W" pan valleys							
25. Remove Additional charge for high roof (2 stories or greater)	18.00 SQ		5.24	0.00	0.00	19.81	114.13
26. Additional charge for high roof (2 stories or greater)	18.00 SQ		0.00	20.18	0.00	76.28	439.52
27. Detach & Reset Solar water heater panel - over 33 SF	1.00 EA	584.46	0.00	0.00	0.00	122.74	707.20
28. Digital satellite system - Detach & reset	4.00 EA		0.00	27.35	0.00	22.97	132.37
29. Digital satellite system - alignment and calibration only	4.00 EA		0.00	82.04	0.00	68.92	397.08
30. R&R Roof mount power attic vent	2.00 EA		24.01	384.28	13.46	174.31	1,004.35

ROOF FLASHINGS (Chimneys and gables where they abut wall sections)

This section is for labor and materials to install flashing as specified below to the 2 story elevation and the 2 chimneys, the chimney flashing total 19.8 liner feet, the sidewall flashing around the turret and second story section totals 53.1

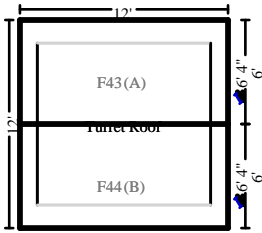
NOTE: Flashing at an elevation is a multi step process which we have estimated on a time and materials basis -per lineal foot.

Material and Labor charges include performing the following process on all flashing replaced:

- 1. Saw cut stucco wall at 12" off roof decking to expose flashing**
- 2. Remove existing flashing and roof cement.**
- 3. Apply new flashing using 3-course method (cement, L flashing, cement. membrane, cement)**
- 4. Replace stucco wall coating with wire mesh lath backing, , feather to match existing finish**
- 5. Seal stucco with 4 step waterproofing sealant. (coat, fabric, coat, finish coat), ready to paint.**

31. Material Only Flashing	72.90 LF		0.00	16.03	70.12	260.13	1,498.84
32. Install Flashing system labor	72.90 LF		0.00	138.00	0.00	2,112.64	12,172.84

Totals: Main Roof					2,173.77	26,902.49	155,009.34
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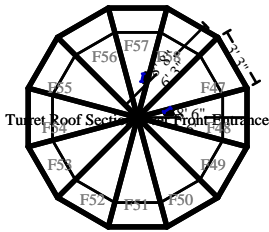
Turret Roof

151.79 Surface Area
 49.30 Total Perimeter Length
 1.52 Number of Squares
 12.00 Total Ridge Length

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Scaffold - per section (per week)	45.00 WK		0.00	48.00	0.00	453.60	2,613.60
15 section scaffolds will need to be erected for turret roof access for tear off and underlay install, then tile install after dry in is complete. Total time on site is estimated at 3 weeks							
34. Scaffolding Setup & Take down - per hour	24.00 HR		0.00	32.05	0.00	161.53	930.73
35. Remove Tile roofing - Concrete - "S" or flat tile	2.60 SQ		166.44	0.00	0.00	90.87	523.61
36. Tile roofing - Concrete - "S" or flat tile	6.24 SQ		0.00	565.92	59.08	753.99	4,344.41
50% waste factor is included to address the amount of tiles needed to fit this section of roof.							
37. Remove Additional charge for high roof (2 stories or greater)	2.60 SQ		5.24	0.00	0.00	2.86	16.48
38. Additional charge for high roof (2 stories or greater)	2.60 SQ		0.00	20.18	0.00	11.02	63.49
39. Re-nailing of roof sheathing - complete re-nail	260.00 SF		0.00	0.25	0.31	13.71	79.02
40. R&R Modified bitumen roof - hot mopped	3.12 SQ		47.54	370.91	19.32	278.23	1,603.11
Underlayment for tile, 20% waste allowance due to amount of valley overlaps needed.							
41. Apply Poly Foam tile adhesive	2.00 EA		0.00	1,289.75	94.68	561.59	3,235.77
ICP Adhesives Poly Set AH160 2 part foam -17 Gallon units with approximate coverage of 4384 tiles per tank set							
42. Hip & ridge nailer board for tile roofing - channel metal	168.30 LF		0.00	3.03	16.16	110.50	636.61
R905.3.7.1 - Hip and ridge tiles shall be installed in accordance with FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual - Which States in High Velocity Hurricane Zones it must maintain a maximum Design Pressure achieved through the use of Hip and Ridge Channel Metal Allowance for 10% waste and overlap							
43. R&R Mortar bed for tile	153.00 SF		1.40	4.80	12.67	201.86	1,163.13
This line item is to accommodate for the face mortar mixed with oxide colorant that needs to be applied to both sides of the hip & ridge tiles							
44. Cement color mix	1.00 EA		0.00	25.93	0.36	5.52	31.81
Materials and labor to mix matching color pigment into mortar							
45. R&R Ridge / Hip / Rake cap - tile roofing	183.60 LF		3.64	12.16	76.45	625.24	3,602.57
15% waste factor							
46. Material Only Drip edge	55.50 LF		0.00	0.71	2.36	8.78	50.55
47. Elastomeric roof primer	55.50 SF		0.00	0.42	0.57	5.01	28.89
48. Ice & water shield - High temp	18.50 SF		0.00	2.09	0.70	8.27	47.64

CONTINUED - Turret Roof

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Note: High-temp ice and water shield underlayment is commonly used beneath metal and tile roofs, and in climates with extended periods of high temperatures. The material is calculated at 4" wide to cover the entire perimeter. The main material component for this item includes an assumed waste factor of 5%.							
49. Material Only Bird stop - Eave closure strip for tile roofing - metal	55.50 LF		0.00	1.57	5.23	19.40	111.77
50. Roofer - per hour	16.00 HR		0.00	139.99	0.00	470.36	2,710.20
Labor to cut and fit the drip edge and bird stop components around the turret perimeter. Each component will have to be notched at 1" increments to custom form the bend of the roof edge.							
51. Lightning protection system - Detach & reset	1.00 EA		0.00	310.55	0.00	65.22	375.77
Totals: Turret Roof					287.89	3,847.56	22,169.16



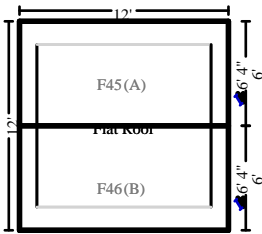
Turret Roof Section Over Front Entrance

163.70 Surface Area	1.64 Number of Squares
38.58 Total Perimeter Length	
103.63 Total Hip Length	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
52. Scaffold - per section (per week)	27.00 WK		0.00	48.00	0.00	272.16	1,568.16
9 section scaffolds will need to be erected for turret roof access for tear off and underlay install, then tile install after dry in is complete. Total time on site is estimated at 3 weeks							
53. Scaffolding Setup & Take down - per hour	14.00 HR		0.00	32.05	0.00	94.23	542.93
54. Remove Tile roofing - Concrete - "S" or flat tile	0.87 SQ		166.44	0.00	0.00	30.41	175.21
55. Tile roofing - Concrete - "S" or flat tile	2.09 SQ		0.00	565.92	19.79	252.55	1,455.11
50% waste factor is included to address the amount of tiles needed to fit this section of roof.							
56. Remove Additional charge for high roof (2 stories or greater)	0.87 SQ		5.24	0.00	0.00	0.96	5.52
57. Additional charge for high roof (2 stories or greater)	0.87 SQ		0.00	20.18	0.00	3.69	21.25
58. Re-nailing of roof sheathing - complete re-nail	87.00 SF		0.00	0.25	0.10	4.59	26.44
59. R&R Modified bitumen roof - hot mopped	1.04 SQ		47.54	370.91	6.44	92.74	534.37
Underlayment for tile, 20% waste allowance due to amount of valley overlaps needed.							
60. Apply Poly Foam tile adhesive	0.66 EA		0.00	1,289.75	31.24	185.32	1,067.80
ICP Adhesives Poly Set AH160 2 part foam -17 Gallon units with approximate coverage of 4384 tiles per tank set							

CONTINUED - Turret Roof Section Over Front Entrance

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
61. Hip & ridge nailer board for tile roofing - channel metal	24.00 LF		0.00	3.03	2.30	15.75	90.77
R905.3.7.1 - Hip and ridge tiles shall be installed in accordance with FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual - Which States in High Velocity Hurricane Zones it must maintain a maximum Design Pressure achieved through the use of Hip and Ridge Channel Metal Allowance for 10% waste and overlap							
62. R&R Mortar bed for tile	24.00 SF		1.40	4.80	1.99	31.67	182.46
This line item is to accommodate for the face mortar mixed with oxide colorant that needs to be applied to both sides of the hip & ridge tiles							
63. Cement color mix	1.00 EA		0.00	25.93	0.36	5.52	31.81
Materials and labor to mix matching color pigment into mortar							
64. R&R Ridge / Hip / Rake cap - tile roofing	24.00 LF		3.64	12.16	9.99	81.73	470.92
15% waste factor							
65. Material Only Drip edge	14.00 LF		0.00	0.71	0.60	2.21	12.75
66. Elastomeric roof primer	14.00 SF		0.00	0.42	0.14	1.27	7.29
67. Ice & water shield - High temp	4.67 SF		0.00	2.09	0.18	2.09	12.03
Note: High-temp ice and water shield underlayment is commonly used beneath metal and tile roofs, and in climates with extended periods of high temperatures. The material is calculated at 4" wide to cover the entire perimeter. The main material component for this item includes an assumed waste factor of 5%.							
68. Material Only Bird stop - Eave closure strip for tile roofing - metal	14.00 LF		0.00	1.57	1.32	4.90	28.20
69. Roofer - per hour	8.00 HR		0.00	139.99	0.00	235.18	1,355.10
Labor to cut and fit the drip edge and bird stop components around the turret perimeter. Each component will have to be notched at 1" increments to custom form the bend of the roof edge.							
Totals: Turret Roof Section Over Front Entrance					74.45	1,316.97	7,588.12



Flat Roof

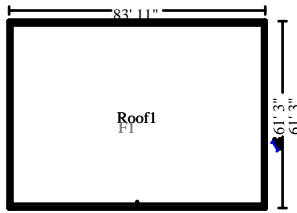
151.79	Surface Area	1.52	Number of Squares
49.30	Total Perimeter Length	12.00	Total Ridge Length

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
70. Membrane Roofing Installer - per hour	6.00 HR		0.00	96.98	0.00	122.20	704.08
Labor to detach membrane from roof edge for replacement of bird stop							
71. R&R Aluminum termination bar / flashing for membrane roofs	9.00 LF		0.57	2.51	0.38	5.90	34.00
Existing termination bars will not be able to be reinstalled after removal, replacement with new required.							

CONTINUED - Flat Roof

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
72. Additional charge for high roof (2 stories or greater)	1.52 SQ		0.00	20.18	0.00	6.44	37.11
Totals: Flat Roof					0.38	134.54	775.19
Total: DWELLING ROOF					2,550.89	32,519.56	187,374.12

Level 2



Roof1

5,136.56 Surface Area
290.25 Total Perimeter Length
51.37 Number of Squares

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
73. R&R Built-up roofing - gravel ballast	51.37 SQ		50.63	45.77	40.13	1,048.36	6,040.55
74. Membrane roofing - cant strips - perlite	290.25 LF		0.00	2.25	7.84	138.79	799.69
Totals: Roof1					47.97	1,187.15	6,840.24
Total: Level 2					47.97	1,187.15	6,840.24
Total: ROOF REPLACEMENT ESTIMATE					2,788.38	35,784.96	206,188.99

WALL ELEVATIONS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
75. Two ladders with jacks and plank (per week)	4.00 WK		0.00	311.12	0.00	261.34	1,505.82
76. Stucco patch / small repair - ready for color	4.00 EA		0.00	136.03	3.84	115.06	663.02
77. Scrape the surface area & prep for paint	220.00 SF		0.00	0.54	0.13	24.97	143.90
78. Exterior - seal or prime and prep for paint	190.00 SF		0.00	0.57	1.14	22.98	132.42
Spot primer coat for all new stucco.							
79. Painter - per hour	24.00 HR		0.00	62.33	0.00	314.14	1,810.06
Labor to mask off roof, ground, doors and windows to protect.							
80. Paint stucco	4,755.32 SF		0.00	0.70	37.09	706.82	4,072.63

CONTINUED - WALL ELEVATIONS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Painting of all contiguous wall sections (2 coats) that were cut and patched to allow new flashing to be installed.							
1. Both chimneys on the structure (555.82 sq ft)							
2. The round turret build out at the front corner of the structure (828.91)							
3. The right and rear walls of the two story section of the main house. (992.91)							

Totals: WALL ELEVATIONS 42.20 1,445.31 8,327.85

DUMP FEES

DUMP FEES

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
81. Dumpster load - Approx. 20 yards, 4 tons of debris	2.00 EA		424.33	0.00	0.00	178.22	1,026.88
82. Dumpster load - Approx. 12 yards, 1-3 tons of debris	5.00 EA		334.06	0.00	0.00	350.76	2,021.06

Clean Energy Law requires 50% of roof tear off debris to be recycled. Half of the debris will loaded into designated "clean" load only dumpsters to be hauled to the approved facility for recycling. Recycling facility charges will be applied as a supplement when invoice is received. For project cost estimation purposes, standard hauling rate plus 20% has been included here.

Three smaller sized dumpsters are required due to the weight of filling concrete roofing tile materials.

83. Material Only Sheathing - plywood - 3/4" CDX	384.00 SF		0.00	1.30	29.95	111.13	640.28
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Plywood for protection to lawn and pavement to place roll off dumpsters on. (12 sheets)

Total: DUMP FEES 29.95 640.11 3,688.22

GENERAL

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
84. General clean - up	120.00 HR		0.00	34.18	0.07	861.36	4,963.03

The size of the project will require a general laborer to perform site cleaning duties daily, this includes picking debris from landscaping, adjusting landscaping protective covering, sweeping the hard surface areas, performing port a john cleaning, etc.

85. On-Site Evaluation and/or Supervisor/Admin - per hour	120.00 EA		0.00	49.88	147.24	1,287.90	7,420.74
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The size and scope of the project will require on site supervision.

86. Temporary toilet (per month)	2.00 MO		0.00	108.00	0.00	45.36	261.36
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87. General Laborer - per hour	8.00 HR		0.00	32.05	0.00	53.84	310.24
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Labor to construct plywood protection over landscaping areas where tiles may cause damage.

88. Material Only Sheathing - plywood - 1/2" CDX	128.00 SF		0.00	1.00	7.68	28.50	164.18
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Material for temporary protection for landscaping.

89. Clean with pressure/chemical spray	6,000.00 SF		0.00	0.27	3.60	340.96	1,964.56
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Post project cleaning of all brick and concrete patio and driveway areas to remove construction vehicle and worker soil.

CONTINUED - GENERAL

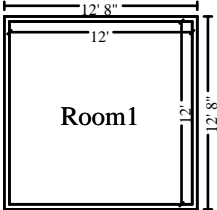
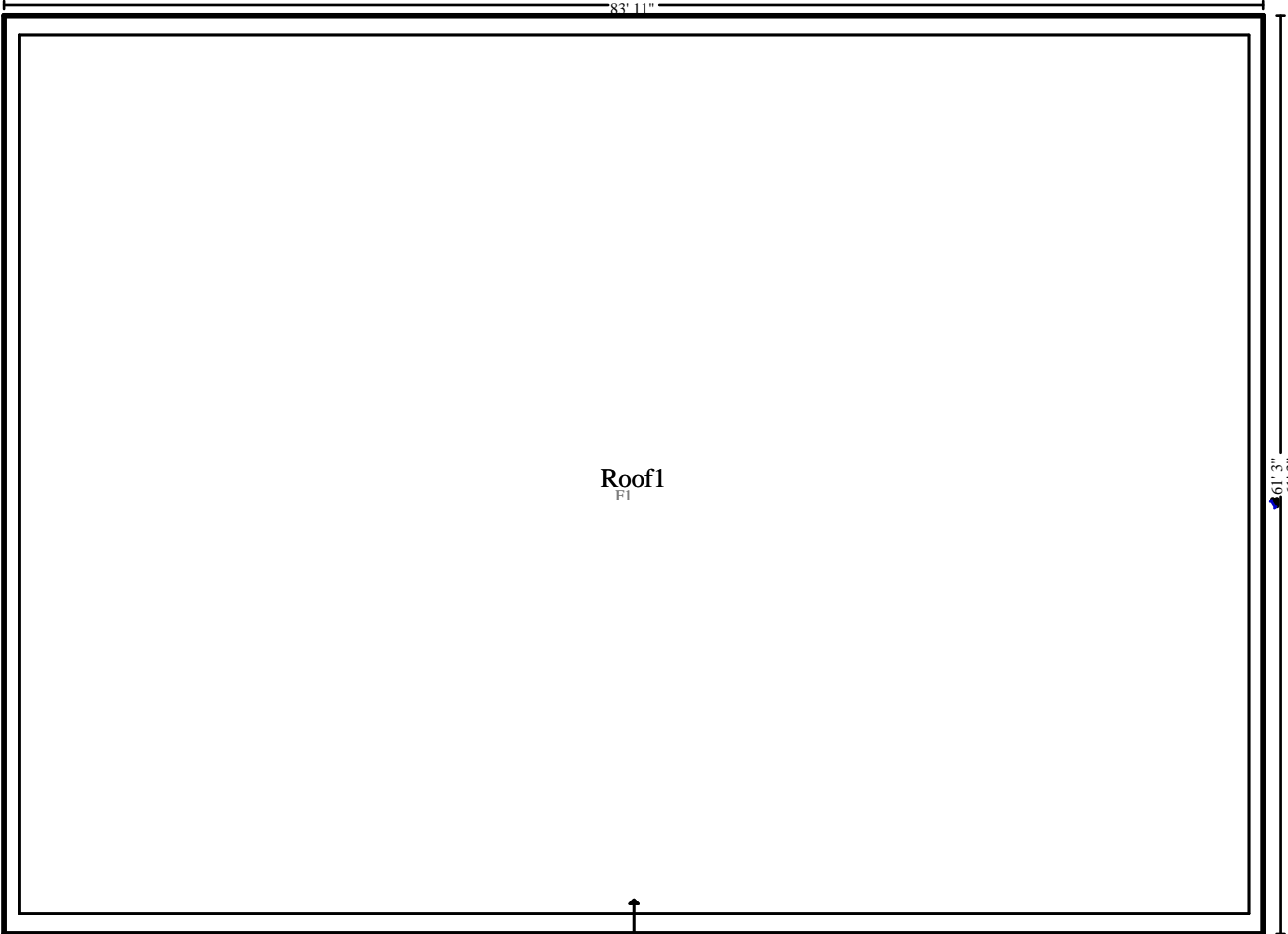
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
90. Lawn - sod	1,200.00 SF		0.00	0.53	28.80	139.61	804.41
To repair lawn damage incurred during the course of the project							
Totals: GENERAL					187.39	2,757.53	15,888.52
Total: DUMP FEES					217.34	3,397.64	19,576.74
Line Item Totals: EXAMPLE-2-TILE-ROOF					3,047.92	40,627.91	234,093.58

Grand Total Areas:

384.00 SF Walls	144.00 SF Ceiling	528.00 SF Walls and Ceiling
144.00 SF Floor	16.00 SY Flooring	48.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	48.00 LF Ceil. Perimeter
144.00 Floor Area	160.44 Total Area	384.00 Interior Wall Area
9,686.42 Exterior Wall Area	650.93 Exterior Perimeter of Walls	
12,460.79 Surface Area	124.61 Number of Squares	1,039.20 Total Perimeter Length
234.34 Total Ridge Length	509.58 Total Hip Length	

Summary for Dwelling

Line Item Total	190,417.75
Material Sales Tax	3,047.92
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Subtotal	193,465.67
Overhead	19,346.62
Profit	21,281.29
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Replacement Cost Value	\$234,093.58
Net Claim	\$234,093.58
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Level 2