



Wagley Estimating

Client: Kristen Carter

Property:



Operator: WAGLEYCO

Type of Estimate: Hail

Date Entered: 5/25/2022

Date Assigned:

Price List: TXDF8X_MAY22

Labor Efficiency: Restoration/Service/Remodel

Estimate: CARTER_KRISTEN



CARTER_KRISTEN

CARTER_KRISTEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Install Tarp - all-purpose poly - per sq ft (labor and material)	2,200.00 SF	0.73	0.00	321.20	1,927.20	(0.00)	1,927.20
To protect pool, turfing areas, landscaped areas. and personal property from roofing debris during tear off due to proximity.							
15. Long Haul Shingle Load*	2.00 HR	127.50	0.00	51.00	306.00	(0.00)	306.00
RFG300s calculates its material as "roof stocked" or roof loaded. Material distributors in the DFW metroplex do not roof load. Requesting additional labor to move materials from the ground to the roof. These additional labor costs are incurred, and not currently estimated through this line item. Material being ground dropped, rather than roof stocked, results in a loss of productivity. See letters from distributors for additional support.							
Total: CARTER_KRISTEN			0.00	372.20	2,233.20	0.00	2,233.20

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
19. Tear off, haul and dispose of comp. shingles - Laminated	48.33 SQ	55.61	0.00	537.52	3,225.15	(0.00)	3,225.15
20. Roofing felt - 15 lb.	48.33 SQ	32.59	27.39	320.50	1,922.96	(0.00)	1,922.96
22. Asphalt starter - universal starter course	385.00 LF	1.92	16.20	151.08	906.48	(0.00)	906.48
47. Ice & water barrier	540.00 SF	1.62	20.94	179.14	1,074.88	(0.00)	1,074.88
28. Laminated - comp. shingle rfg. - w/ felt	61.00 SQ	271.84	619.40	3,440.32	20,641.96	(0.00)	20,641.96
21. R&R Drip edge	385.00 LF	3.04	34.94	241.06	1,446.40	(0.00)	1,446.40
23. Seal & paint trim - two coats	385.00 LF	1.54	3.81	119.34	716.05	(0.00)	716.05
29. R&R Ridge cap - Standard profile - composition shingles	469.00 LF	8.30	98.67	798.28	4,789.65	(0.00)	4,789.65
32. R&R Flashing - pipe jack	8.00 EA	53.09	9.15	86.78	520.65	(0.00)	520.65
33. Prime & paint roof jack	8.00 EA	36.46	4.30	59.20	355.18	(0.00)	355.18
30. R&R Roof mount power attic vent	2.00 EA	250.47	18.98	103.98	623.90	(0.00)	623.90
31. R&R Roof vent - turtle type - Metal	14.00 EA	68.07	18.68	194.34	1,166.00	(0.00)	1,166.00
44. Prime & paint roof vent	16.00 EA	36.46	8.59	118.40	710.35	(0.00)	710.35
34. Digital satellite system - Detach & reset	2.00 EA	47.66	0.00	19.06	114.38	(0.00)	114.38
35. Step flashing	55.00 LF	9.72	6.99	108.32	649.91	(0.00)	649.91
76. R&R Flashing, 14" wide	10.00 LF	4.73	1.30	9.72	58.32	(0.00)	58.32
To place along the metal box on the roof in the front elevation							
48. R&R Gable cornice return - laminated	6.00 EA	91.44	3.58	110.46	662.68	(0.00)	662.68
51. R&R Flue cap	2.00 EA	157.38	19.49	66.86	401.11	(0.00)	401.11
53. R&R Chimney flashing - average (32" x 36")	2.00 EA	416.62	13.61	169.36	1,016.21	(0.00)	1,016.21
54. R&R Saddle or cricket - up to 25 SF	2.00 EA	241.51	17.91	100.18	601.11	(0.00)	601.11
36. Remove Additional charge for steep roof - 7/12 to 9/12 slope	2.44 SQ	13.66	0.00	6.66	39.99	(0.00)	39.99
37. Additional charge for steep roof - 7/12 to 9/12 slope	2.44 SQ	45.28	0.00	22.10	132.58	(0.00)	132.58



CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
38. Remove Additional charge for steep roof - 10/12 - 12/12 slope	2.49 SQ	21.45	0.00	10.68	64.09	(0.00)	64.09
39. Additional charge for steep roof - 10/12 - 12/12 slope	2.49 SQ	71.18	0.00	35.44	212.68	(0.00)	212.68
40. Remove Additional charge for steep roof greater than 12/12 slope	28.74 SQ	26.63	0.00	153.08	918.43	(0.00)	918.43
41. Additional charge for steep roof greater than 12/12 slope	28.74 SQ	90.00	0.00	517.32	3,103.92	(0.00)	3,103.92
42. Remove Additional charge for high roof (2 stories or greater)	33.00 SQ	5.16	0.00	34.06	204.34	(0.00)	204.34
43. Additional charge for high roof (2 stories or greater)	33.00 SQ	20.00	0.00	132.00	792.00	(0.00)	792.00
Totals: Roof			943.93	7,845.24	47,071.36	0.00	47,071.36

Front Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
56. Detach & Reset Gutter / downspout - half round - galvanized - 6"	64.00 LF	4.56	0.00	58.36	350.20	(0.00)	350.20
77. Detach & Reset Gutter guard/screen Present on existing front elevation	64.00 LF	2.98	0.00	38.14	228.86	(0.00)	228.86
Totals: Front Elevation			0.00	96.50	579.06	0.00	579.06

Right Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
74. R&R Window screen, 1 - 9 SF	2.00 EA	41.76	5.52	17.80	106.84	(0.00)	106.84
65. R&R Gutter- aluminum - up to 5"*	52.00 LF	8.40	17.12	90.78	544.70	(0.00)	544.70
78. R&R Gutter guard/screen Present on existing right elevation	52.00 LF	3.81	4.98	40.62	243.72	(0.00)	243.72
66. R&R Downspout - aluminum - up to 5"*	63.00 LF	8.40	20.74	109.98	659.92	(0.00)	659.92
67. Prime & paint gutter / downspout	115.00 LF	1.72	2.09	39.98	239.87	(0.00)	239.87
Totals: Right Elevation			50.45	299.16	1,795.05	0.00	1,795.05



Rear Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
63. R&R Gutter / downspout - aluminum - up to 5"	60.00 LF	8.40	19.75	104.76	628.51	(0.00)	628.51
64. Prime & paint gutter / downspout	60.00 LF	1.72	1.09	20.86	125.15	(0.00)	125.15
Totals: Rear Elevation			20.84	125.62	753.66	0.00	753.66

Left Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. R&R Gutter- aluminum - up to 5"*	82.00 LF	8.40	26.99	143.16	858.95	(0.00)	858.95
79. R&R Gutter guard/screen	15.00 LF	3.81	1.44	11.72	70.31	(0.00)	70.31
Present on a portion of left elevation							
59. R&R Downspout - aluminum - up to 5"*	56.00 LF	8.40	18.43	97.76	586.59	(0.00)	586.59
60. Prime & paint gutter / downspout	138.00 LF	1.72	2.50	47.98	287.84	(0.00)	287.84
61. R&R Exterior cover for ventilation duct, 5" or 6"	1.00 EA	53.72	1.85	11.14	66.71	(0.00)	66.71
Totals: Left Elevation			51.21	311.76	1,870.40	0.00	1,870.40

Fencing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
71. Protect contents - Cover with plastic	200.00 SF	0.22	1.16	9.04	54.20	(0.00)	54.20
Protection for the outdoor grill and other personal properties from overspray debris during fence staining							
68. Clean with pressure/chemical spray	3,286.00 SF	0.42	139.61	276.56	1,796.29	(0.00)	1,796.29
Requesting the entire fence as well as the fence runs along the top of the fence							
70. Stain - wood fence/gate	3,286.00 SF	0.94	70.48	631.86	3,791.18	(0.00)	3,791.18
Totals: Fencing			211.25	917.46	5,641.67	0.00	5,641.67

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
73. Haul debris - per pickup truck load - including dump fees	1.00 EA	144.19	0.00	28.84	173.03	(0.00)	173.03
To haul away debris from gutter replacement							



CONTINUED - Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Debris Removal			0.00	28.84	173.03	0.00	173.03

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
52. Fireplace repair labor minimum	1.00 EA	83.17	0.00	16.64	99.81	(0.00)	99.81
62. Heat, vent, & air cond. labor minimum	1.00 EA	216.62	0.00	43.32	259.94	(0.00)	259.94
72. General labor - labor minimum	1.00 EA	47.15	0.00	9.44	56.59	(0.00)	56.59
75. Window labor minimum	1.00 EA	199.53	0.00	39.90	239.43	(0.00)	239.43
Totals: Labor Minimums Applied			0.00	109.30	655.77	0.00	655.77
Line Item Totals: CARTER_KRISTEN			1,277.68	10,106.08	60,773.20	0.00	60,773.20



Summary

Line Item Total	49,389.44
Material Sales Tax	1,138.07
Cleaning Mtl Tax	2.71
Subtotal	50,530.22
Overhead	5,053.04
Profit	5,053.04
Cleaning Sales Tax	136.90
Replacement Cost Value	\$60,773.20
Net Claim	\$60,773.20



Recap by Room

Estimate: CARTER_KRISTEN	1,861.00	3.77%
Roof	38,282.19	77.51%
Front Elevation	482.56	0.98%
Right Elevation	1,445.44	2.93%
Rear Elevation	607.20	1.23%
Left Elevation	1,507.43	3.05%
Fencing	4,512.96	9.14%
Debris Removal	144.19	0.29%
Labor Minimums Applied	546.47	1.11%
Subtotal of Areas	49,389.44	100.00%
Total	49,389.44	100.00%



Recap by Category

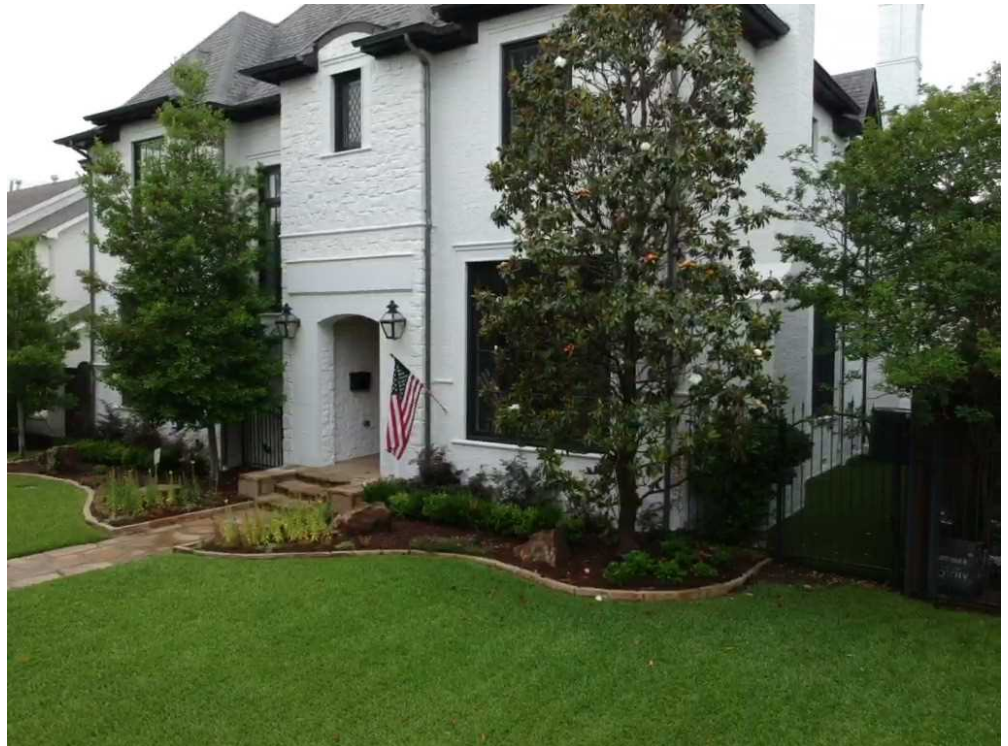
O&P Items	Total	%
CLEANING	1,380.12	2.27%
CONTENT MANIPULATION	44.00	0.07%
GENERAL DEMOLITION	5,892.75	9.70%
FIREPLACES	365.37	0.60%
FRAMING & ROUGH CARPENTRY	434.18	0.71%
HEAT, VENT & AIR CONDITIONING	266.68	0.44%
LAB	47.15	0.08%
PAINTING	5,095.14	8.38%
ROOFING	30,796.64	50.67%
SOFFIT, FASCIA, & GUTTER	3,185.74	5.24%
TEMPORARY REPAIRS	1,606.00	2.64%
WINDOW REGLAZING & REPAIR	76.14	0.13%
WDW	199.53	0.33%
O&P Items Subtotal	49,389.44	81.27%
Material Sales Tax	1,138.07	1.87%
Cleaning Mtl Tax	2.71	0.00%
Overhead	5,053.04	8.31%
Profit	5,053.04	8.31%
Cleaning Sales Tax	136.90	0.23%
Total	60,773.20	100.00%



1 14-Front Elevation



2 3-Front Elevation





3 15-Right Elevation



4 17-Right Elevation





5 19-Right Elevation



6 20-Right Elevation

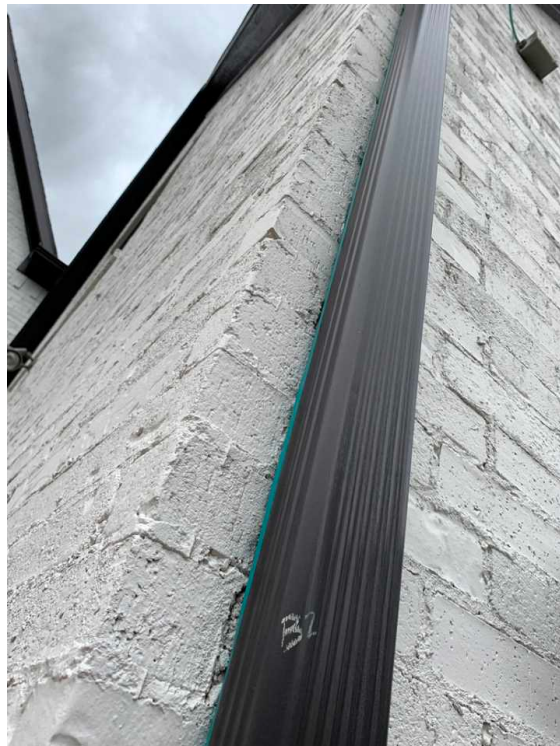




7 21-Rear Elevation



8 23-Rear Elevation





9 24-Left Elevation



10 25-Left Elevation





11 26-Left Elevation



12 27-Left Elevation





13 28-Left Elevation

Exterior vent cover



14 34-Left Elevation





15 35-Left Elevation



16 36-Left Elevation





17 37-Fencing



18 38-Fencing

Inside Left

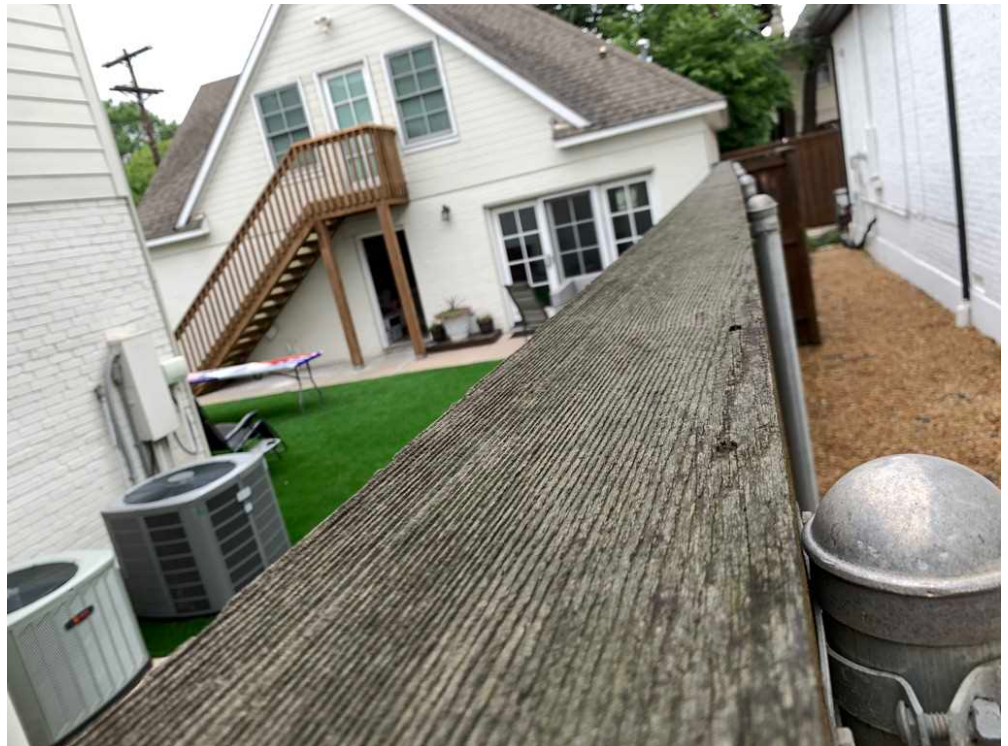




19 39-Fencing



20 40-Fencing





21 41-Fencing



22 42-Fencing





23 43-Fencing



24 44-Fencing





25 45-Fencing



26 46-Fencing

Back

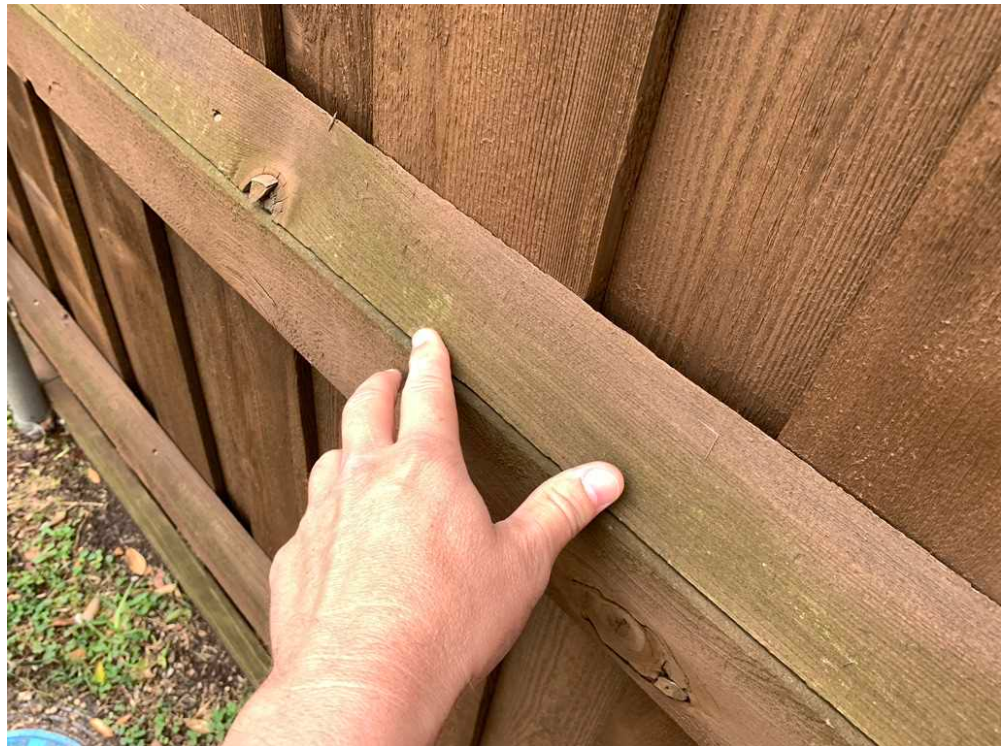




27 47-Fencing



28 48-Fencing

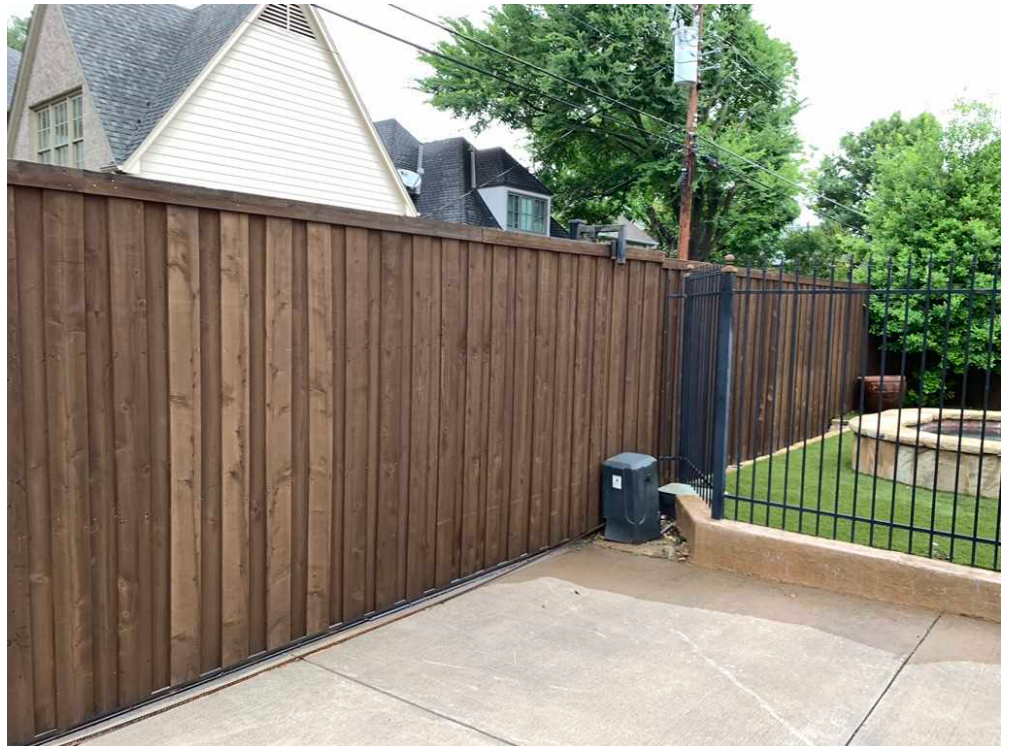




29 49-Fencing



30 50-Fencing





31 51-Fencing

Inside Back



32 52-Fencing

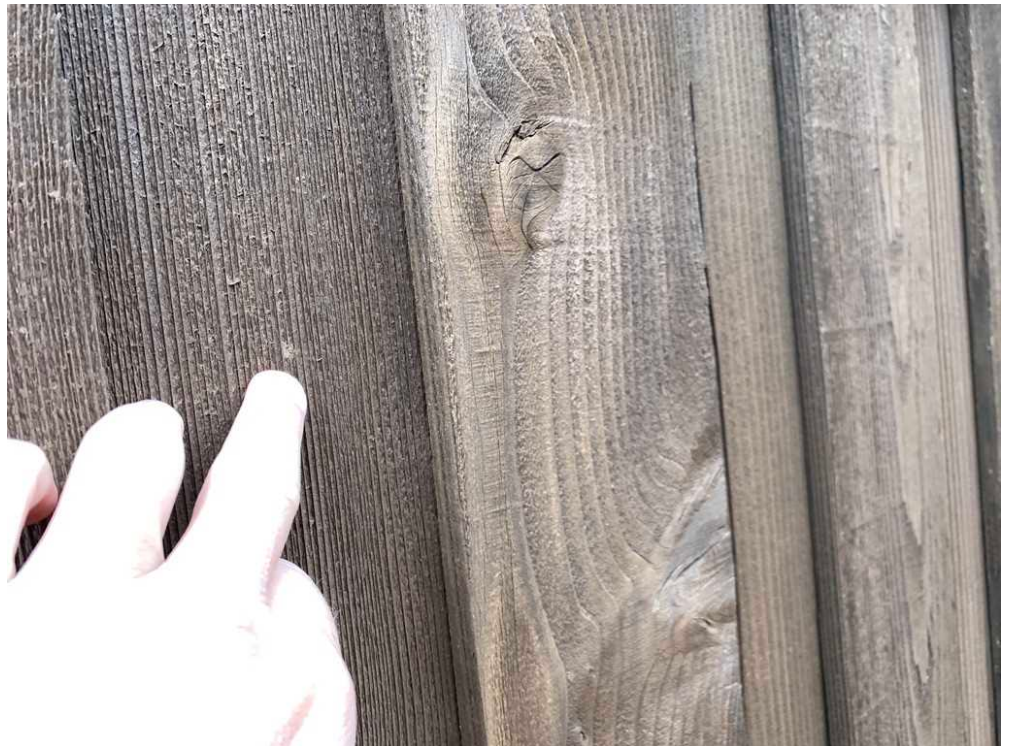




33 53-Fencing



34 54-Fencing





35 55-Fencing



36 56-Fencing





37 57-Fencing



38 58-Fencing





39 59-Fencing

Inside Right



40 60-Turf

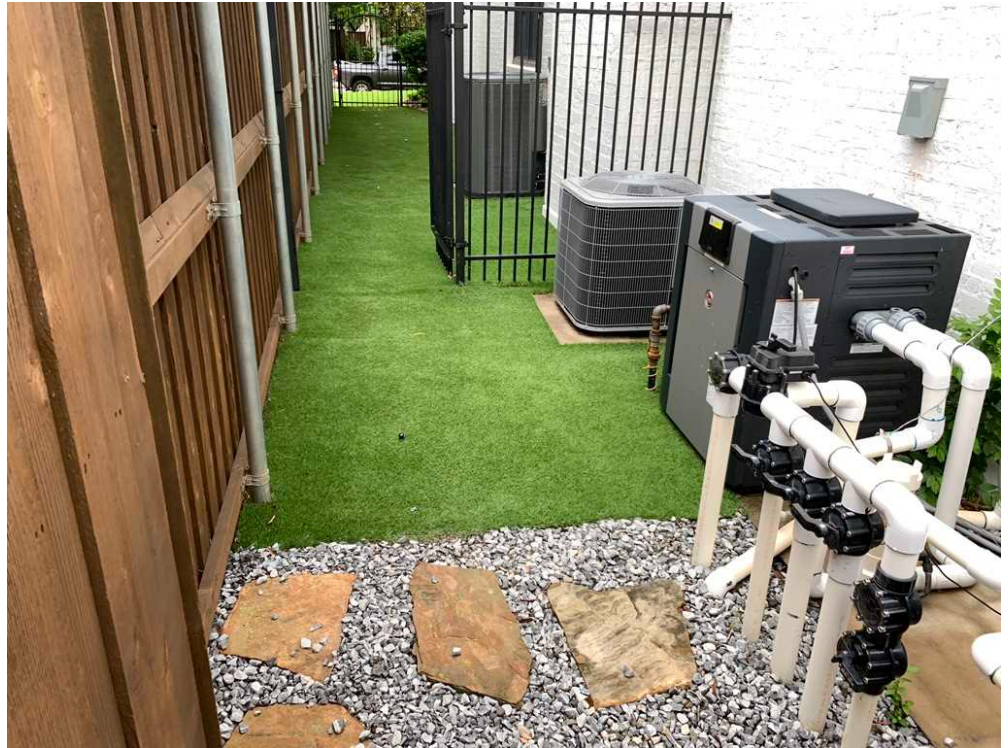
Backyard Will need to be tarped for protection





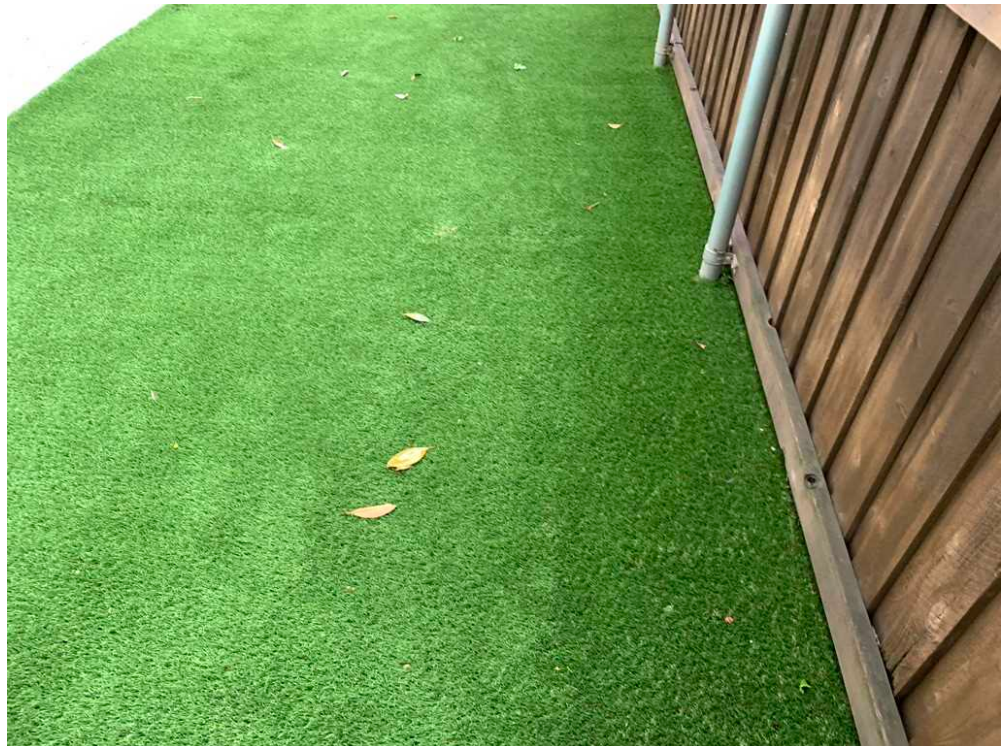
41 61-Turf

Will need to be tarped for protection
(Right Elevation)



42 68-Turf

Will need to be tarped for protection
(Left Elevation)





43 64-Fencing



44 65-Fencing





45 66-Fencing

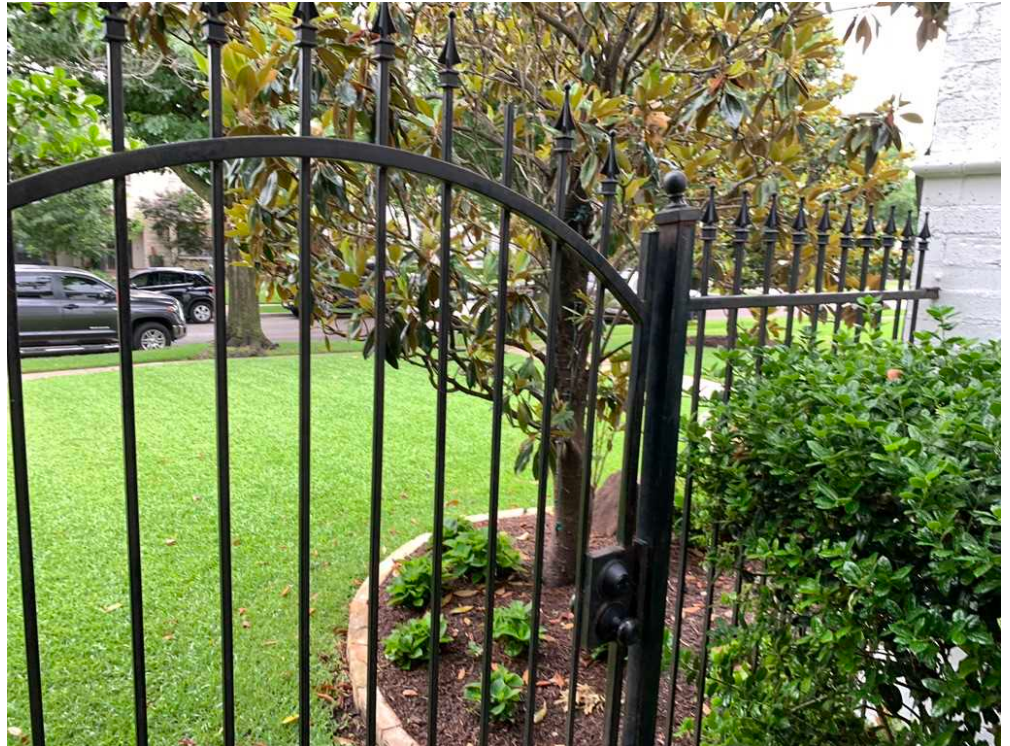


46 67-Fencing

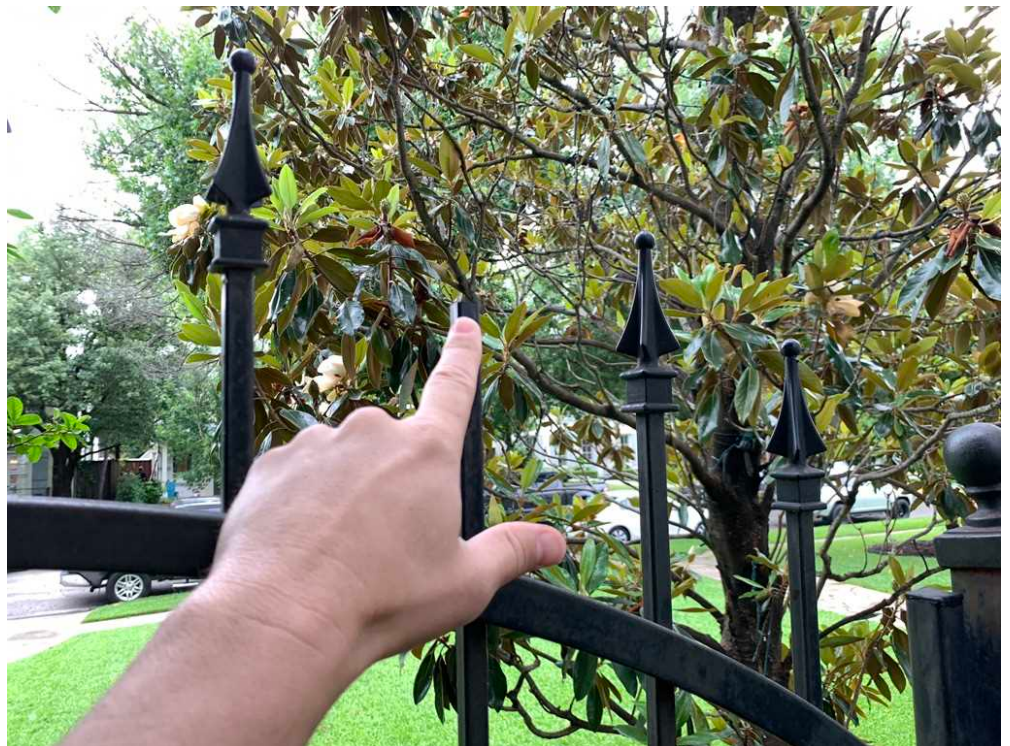




47 69-Fencing



48 70-Fencing





49 4-Roof



50 5-Roof





51 6-Roof



52 7-Roof

Crickets

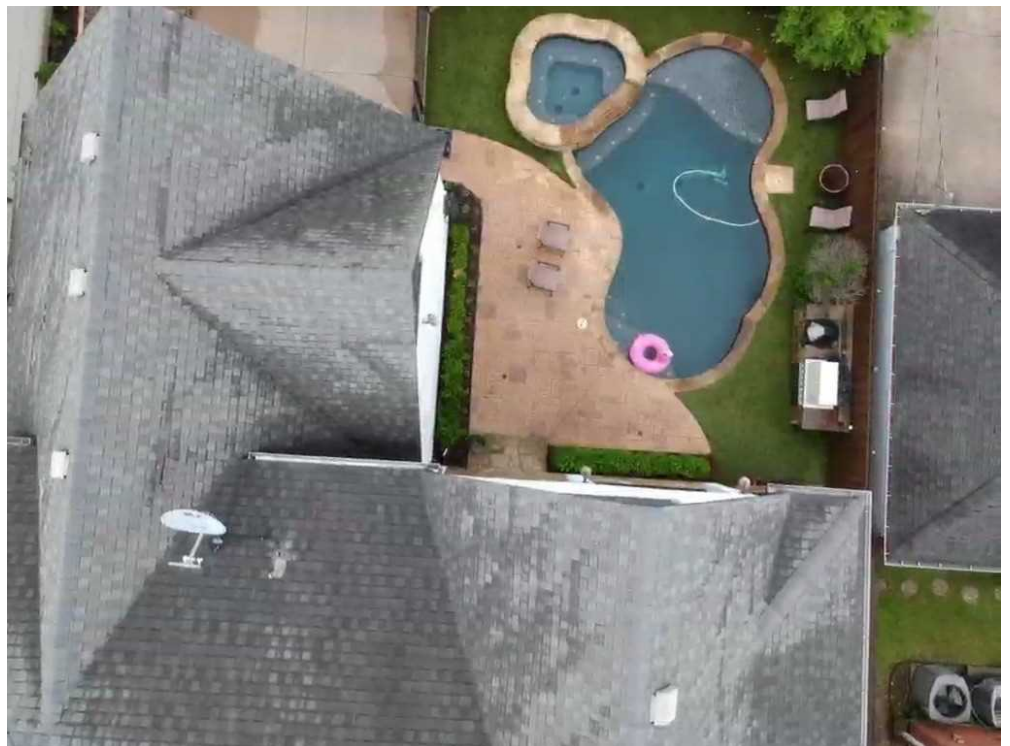




53 8-Roof



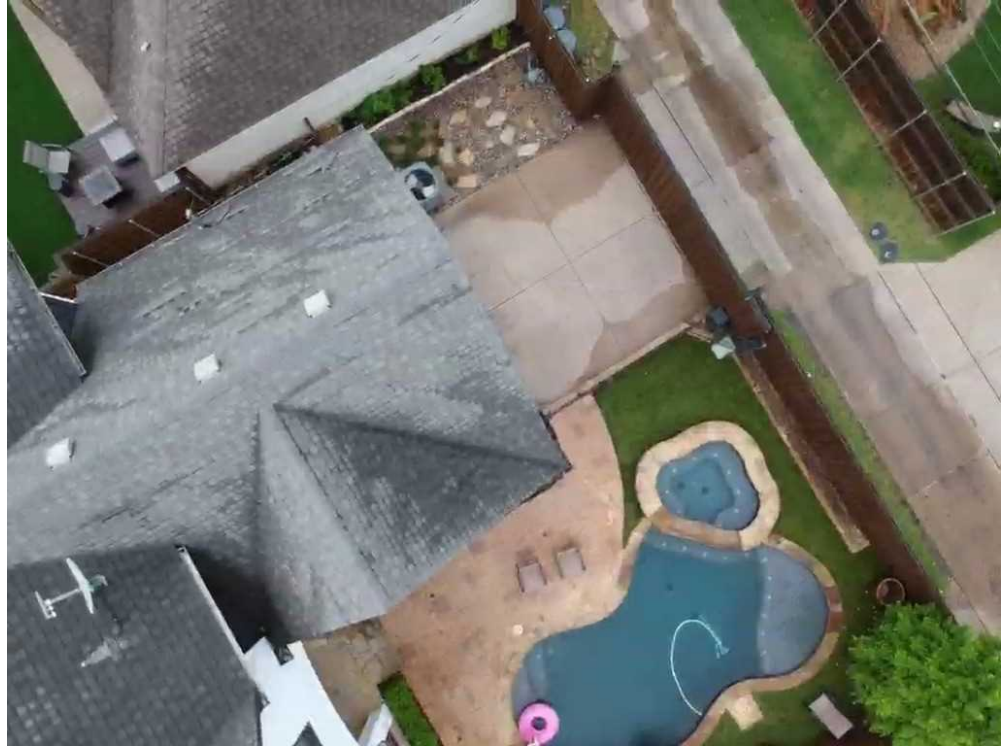
54 9-Roof





55 10-Roof

Pool will need to be tarped to protect from roofing debris



56 11-Roof





57 12-Roof



58 13-Roof

