

**AFFIDAVIT OF ROOFING CONTRACTOR
STATE OF NEW MEXICO
COUNTY OF BERNALILLO**

Atlantis Construction

Sam Lopez

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I, Sam Lopez, being duly sworn, depose and state as follows:

1. Affiant Identity and Authority

I am the owner and authorized representative of Atlantis Construction LLC, a licensed roofing contractor operating in the State of New Mexico. I have personal knowledge of the facts stated herein and am competent to testify thereto. Atlantis Construction LLC has been retained to perform roof replacement services on the residential property located at 4709 Brenda Street NE, Albuquerque, NM 87109, pursuant to a covered insurance loss dated May 8, 2025.

2. Loss Description and Causation

The subject property sustained direct physical loss caused by windstorm and hail—a combined peril explicitly covered under Section I of the USAA Preferred Protection Plan (HO-9R). The storm event produced sustained wind velocities and hail impact sufficient to breach the roof envelope, compromise structural decking, and expose attic insulation. The resulting collapse and water intrusion triggered multiple coverage provisions, including Dwelling Protection, Reasonable Repairs, and Building Ordinance or Law.

3. Scope of Work – Atlantis Roofing LLC

The following scope of work is required to restore the dwelling to its pre-loss condition using like kind and quality materials, in full compliance with governing code and manufacturer specifications:

- Tear-off of 25 squares of architectural shingles and removal of 89 compromised decking panels
- Installation of 98 new 7/16 inch OSB sheathing panels per IRC SR503 and SR905.1.2
- Application of synthetic underlayment and ice and water shield at eaves and valleys
- Installation of 78 bundles of Malarkey Highlander AR shingles, starter strips, ridge caps, and two ridge vent units
- Construction of California-style valleys and flashing integration at all penetrations
- Detachment and reinstallation of one skylight with new flashing
- Sealing of five penetrations using urethane boots
- Installation of 250 linear feet of 2 by 2 inch drip edge per IRC R905.2.8.5
- Installation of cap sheet over 20 square foot patio area
- Removal and reinstallation of 108 linear feet of gutters with new apron flashing
- Deployment of containment tarps solely to preserve insulation boundaries during sheathing removal
- Coordination with mitigation contractor for insulation remediation and post-roof trades (solar and HVAC)
- Acquisition of required permits and disposal of debris via 20-yard trailer

All components reflect structural necessity and policy alignment. No upgrades, betterments, or non-covered enhancements are included.

4. Compliance and Coverage Alignment

This scope is causally anchored in the documented damage and structured to comply with the certified USAA policy and jurisdictional requirements for ZIP Code 87109. Each line item is supported under Coverage A – Dwelling Protection, with fallback applicability under Additional Coverages: Reasonable Repairs and Building Ordinance or Law. The reconstruction is sequenced to coordinate with insulation remediation and post-roof trades, and includes all labor, materials, and jurisdictional requirements necessary to pass final inspection.

5. Affiant Declaration

I declare under penalty of perjury under the laws of the State of New Mexico that the foregoing is true and correct. This affidavit is executed for the purpose of supporting insurance claim documentation, regulatory review, and contractor coordination.

Sam Lopez
Owner, Atlantis Roofing LLC



Signed at:
2025-09-01 12:24:09