

Stormborn Roofing Guild

998 Winterfell Way
The North, Westeros 00001
Seven Kingdoms

Client:	[redacted]	Home:	[redacted]
Property:	[redacted]		
	[redacted]		
Operator:	[redacted]		
Type of Estimate:	Wind Damage		
Date Entered:	5/8/2026	Date Assigned:	5/8/2026
Date Est. Completed:	5/9/2026	Date Job Completed:	
Price List:	UTSL8X_02MAY26		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	[redacted]		

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[redacted]

General

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Residential Supervision / Project Management - per hour	6.00 HR	82.95	0.00	99.54	597.24	(0.00)	597.24

On-site instruction and coordination of trades to ensure compliance with repairs on the scope of work. Including meeting on site for final inspection of work. This is not for complexity, but a reasonable management charge that prevents the customer from having to take time off work to coordinate their own repairs.

Totals: General			**0.00**	**99.54**	**597.24**	**0.00**	**597.24**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
2. Tear off, haul and dispose of comp. shingles - Laminated	19.33 SQ	93.81	0.00	362.68	2,176.03	(0.00)	2,176.03
3. Add. layer of felt/underlayment, remove & disp.	19.33 SQ	11.93	0.00	46.12	276.73	(0.00)	276.73
4. Laminated - High grd - comp. shingle rfg. - w/out felt	20.33 SQ	271.51	245.42	1,153.04	6,918.26	(0.00)	6,918.26
waste factor 5%							
5. Remove Additional charge for high roof (2 stories or greater)	19.33 SQ	8.77	0.00	33.90	203.42	(0.00)	203.42
6. Additional charge for high roof (2 stories or greater)	19.33 SQ	16.98	0.00	65.64	393.86	(0.00)	393.86
Waste factor is the same as the Xactimate auto-calculation							
7. R&R Gable cornice strip - laminated	25.00 LF	15.89	8.74	81.20	487.19	(0.00)	487.19
The cornice return takes extra labor to remove and replace, because of the additional small detail work and installers must set up and stand on scaffolding or ladders.							
8. R&R Hip / Ridge cap - Standard profile - composition shingles	70.70 LF	7.53	13.96	109.28	655.62	(0.00)	655.62
Replacement for existing hip/ridge cap.							
As per manufacturer spec (See Certainteed, IKO & GAF installation guidelines), no laminate shingle can be used for ridge cap , and therefore, can't be included in the waste allotment of the roof.							
- See image, 1bed63d5-9ce9-419e-bf81-096349a6035d, in the Images section of this report.							
- See image, 9def66aa-10c6-4118-95c8-f8c6445038f2, in the Images section of this report.							
9. Asphalt starter - universal starter course	146.60 LF	1.63	6.66	49.14	294.76	(0.00)	294.76
Replacement for existing universal starter on the eaves and rakes.							
Laminated shingles can not be used for starter shingles on an installation. Please refer to Certainteed, GAF or IKO laminate installation guidelines for reference. Also, they are a separate material item that is ordered according to the linear footage of the eaves and therefore can not be accurately ordered using a waste calculation on the square footage.							
IRC SECTION R903.1 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.							
10. Ice & water barrier	879.60 SF	1.43	29.49	257.46	1,544.78	(0.00)	1,544.78

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CONTINUED - Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
General IWS							

The ice barrier must extend from the lowest edges of all roof surfaces to a point not less than 24 inches inside the exterior wall line of the building. **See: 2015 IRC R905.2.7.1.** Code requires that an ice barrier be installed in closed valleys such that it extends 18" up each side of the valley. **See: 2015 IRC R905.2.8.2(3). See diagram for reference.**							
11. Roofing felt - synthetic underlayment	19.33 SQ	41.15	27.82	164.64	987.89	(0.00)	987.89
There is pre-existing synthetic roofing felt. Sqft adjusted to show ice barrier coverage.							
- See image, synthetic felt existing, in the Images section of this report.							
12. R&R Flashing - pipe jack - lead	2.00 EA	90.87	7.71	37.90	227.35	(0.00)	227.35
- See image, flashing pipe jacks lead, in the Images section of this report.							
13. R&R Furnace vent - rain cap and storm collar, 6"	1.00 EA	129.05	4.40	26.70	160.15	(0.00)	160.15
- See image, furnace vent, in the Images section of this report.							
14. R&R Rain cap - 6"	1.00 EA	72.92	3.68	15.32	91.92	(0.00)	91.92
15. R&R Drip edge/gutter apron	146.60 LF	3.36	15.73	101.66	609.96	(0.00)	609.96
There are three separate code references related to the complete replacement or installation of drip edge and gutter apron flashing: If the existing drip edge on the rakes is under the underlayment, it must be removed to permit inspection of the decking to determine whether the decking is deteriorating or otherwise damaged. Drip edge installed underneath the underlay, will also have to be removed, because building code requires drip edge to be installed over the underlayment on the eaves: **IRC 2012 R905.2.5.** Building Code requires drip edge / gutter apron to be installed on both the eaves and the rakes. **See IRC 2012 R905.2.8.5.** Any damaged flashings need to be replaced, along with the roof: **IRC Code R907.5 Reinstallation of materials.**							
- See image, drip edge overhang, in the Images section of this report.							
16. Install Saddle or cricket - up to 25 SF	1.00 EA	132.79	0.00	26.56	159.35	(0.00)	159.35
17. R&R Flashing - L flashing - galvanized	20.00 LF	5.73	3.81	23.68	142.09	(0.00)	142.09
Any damaged flashings need to be replaced, along with the roof: **IRC Code R907.5 Reinstallation of materials.**							
18. Step flashing	30.00 LF	9.15	4.94	55.88	335.32	(0.00)	335.32
The step flashing will need to be removed due to the flashing being nailed to/through the shingles. In order to remove the shingles, the flashing will have to be pried and bent. As a result, the flashing will not sit flat and seal/shield against water intrusion and will need to be replaced. Existing material cannot be re-used.							
Any damaged flashings need to be replaced, along with the roof: **IRC Code R907.5 Reinstallation of materials.**							
19. Two ladders with jacks and plank (per day)	1.00 DA	135.74	0.00	27.14	162.88	(0.00)	162.88
Additional time spent working on the second story turret off scaffolding. Traditional roof jacks can't be used on turrets because the jacks can not be connected with planks in a straight line. So the entire turret would need to be done from scaffolding.							
Totals: Main Level			**372.36**	**2,637.94**	**15,827.56**	**0.00**	**15,827.56**

Gutters & Downspouts

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

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CONTINUED - Gutters & Downspouts

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
20. R&R Gutter - aluminum - up to 5"*	74.00 LF	10.14	22.88	154.66	927.90	(0.00)	927.90
21. R&R Gutter guard/screen	74.00 LF	4.62	8.55	70.10	420.53	(0.00)	420.53
22. R&R Downspout - aluminum - up to 5"*	48.00 LF	10.14	14.84	100.30	601.86	(0.00)	601.86
Totals: Gutters & Downspouts			**46.27**	**325.06**	**1,950.29**	**0.00**	**1,950.29**

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
23. Haul debris - per pickup truck load - including dump fees	1.00 EA	161.58	0.00	32.32	193.90	(0.00)	193.90
Totals: Debris Removal			**0.00**	**32.32**	**193.90**	**0.00**	**193.90**

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
24. Heat, vent, & air cond. labor minimum	1.00 EA	241.93	0.00	48.38	290.31	(0.00)	290.31
25. Framing labor minimum	1.00 EA	100.64	0.00	20.12	120.76	(0.00)	120.76
Totals: Labor Minimums Applied			**0.00**	**68.50**	**411.07**	**0.00**	**411.07**
Line Item Totals: [redacted]			**418.63**	**3,163.36**	**18,980.06**	**0.00**	**18,980.06**

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Summary

Line Item Total	15,398.07
Material Sales Tax	418.63
Subtotal	15,816.70
Overhead	1,581.68
Profit	1,581.68
Replacement Cost Value	**$18,980.06**
Net Claim	**$18,980.06**



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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	2,927.31	15.42%
FRAMING & ROUGH CARPENTRY	233.43	1.23%
HEAT, VENT & AIR CONDITIONING	353.20	1.86%
LABOR ONLY	497.70	2.62%
ROOFING	9,820.83	51.74%
SCAFFOLDING	135.74	0.72%
SOFFIT, FASCIA, & GUTTER	1,429.86	7.53%
O&P Items Subtotal	15,398.07	81.13%
Material Sales Tax	418.63	2.21%
Overhead	1,581.68	8.33%
Profit	1,581.68	8.33%
Total	18,980.06	100.00%

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1 1bed63d5-9ce9-419e-bf81-096349a6035d Taken By: David Brown



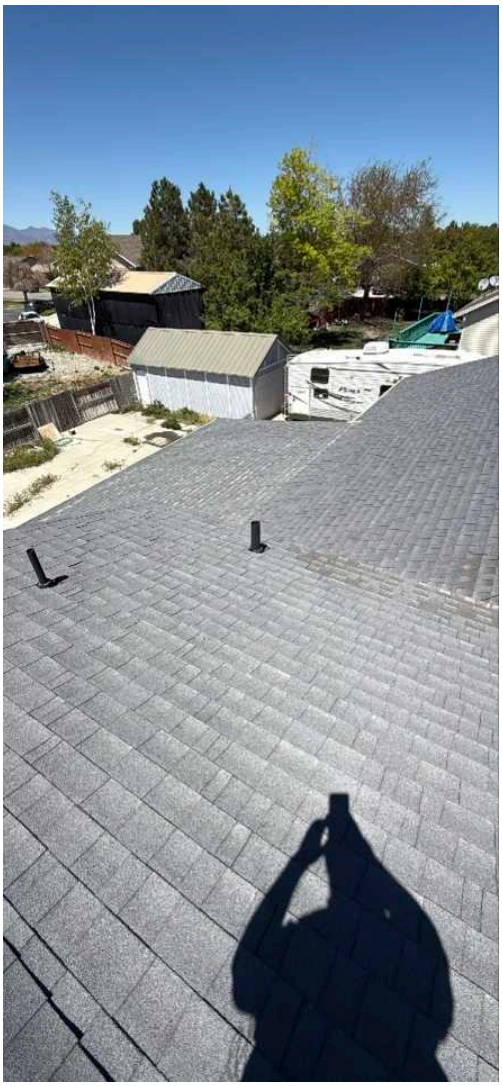
2 9def66aa-10c6-4118-95c8-f8c6445038f2 Taken By: David Brown

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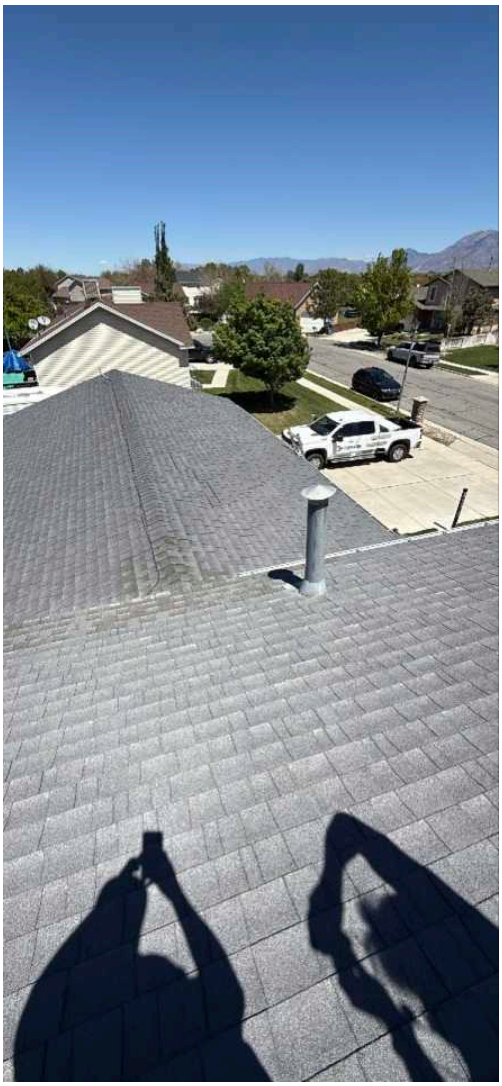
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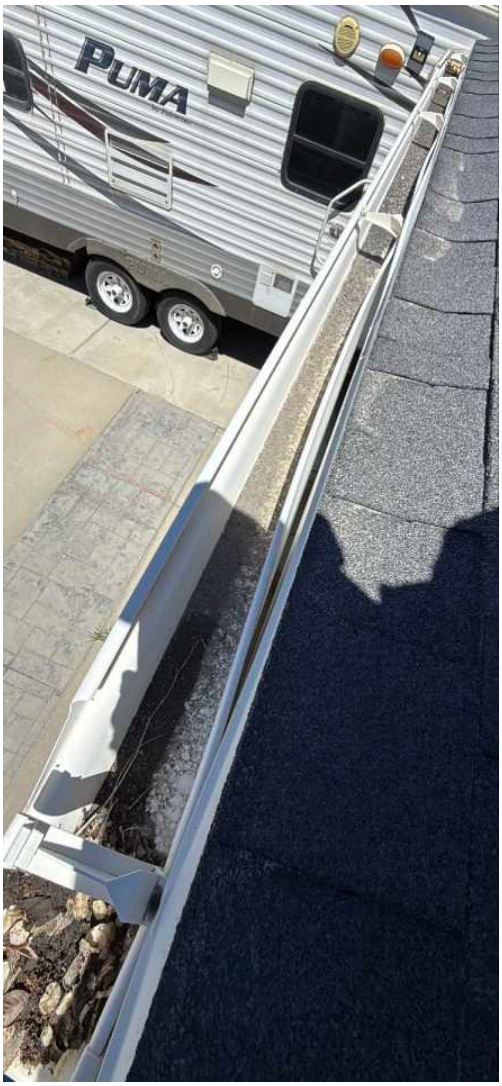
3 synthetic felt existing Taken By: David Brown



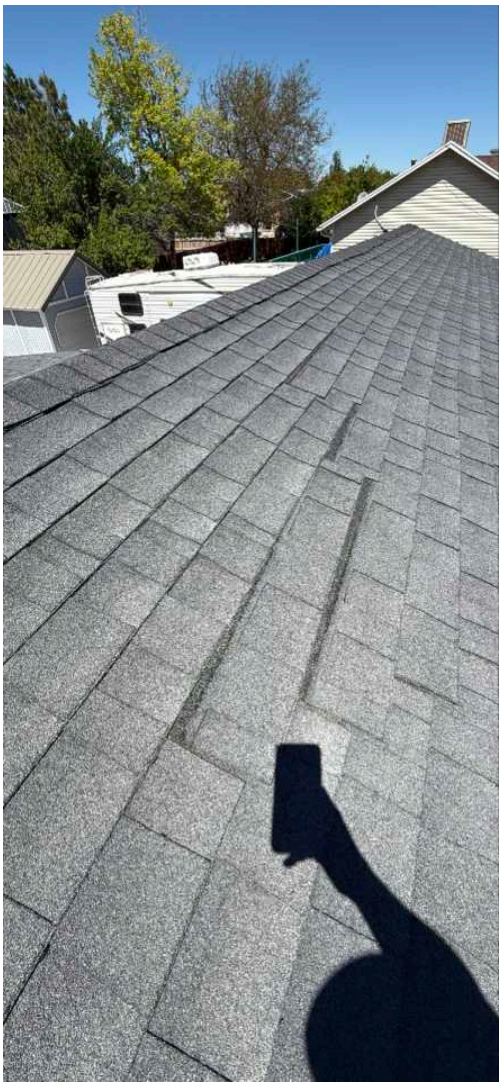
4 flashing pipe jacks lead Taken By: David Brown



5 furnace vent Taken By: David Brown



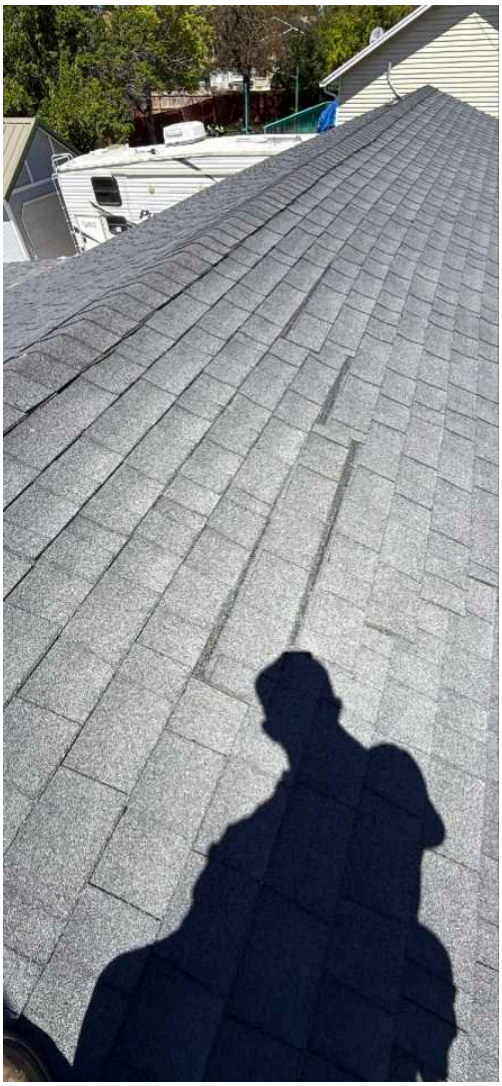
6 drip edge overhang Taken By: David Brown



7 Main Level - 2-0aa301c2-6697-4497-915c-c8ceac78f49d



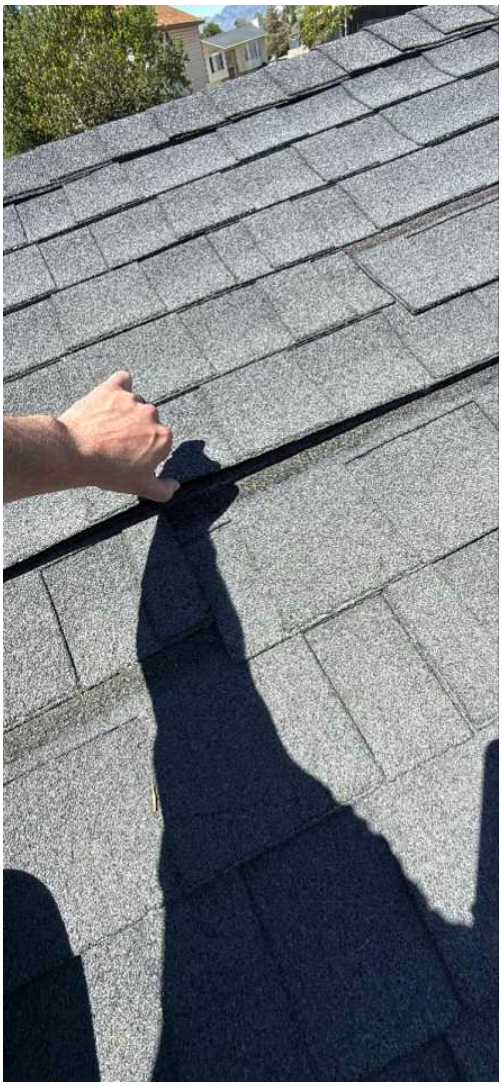
8 Main Level - 4-1bed63d5-9ce9-419e-bf81-096349a6035d



9 Main Level - 7-2e797acf-a7ad-4eb5-9f99-4bfbeb586b90



10 Main Level - 8-4c879e35-826a-4c17-b19a-9b4fcca02835



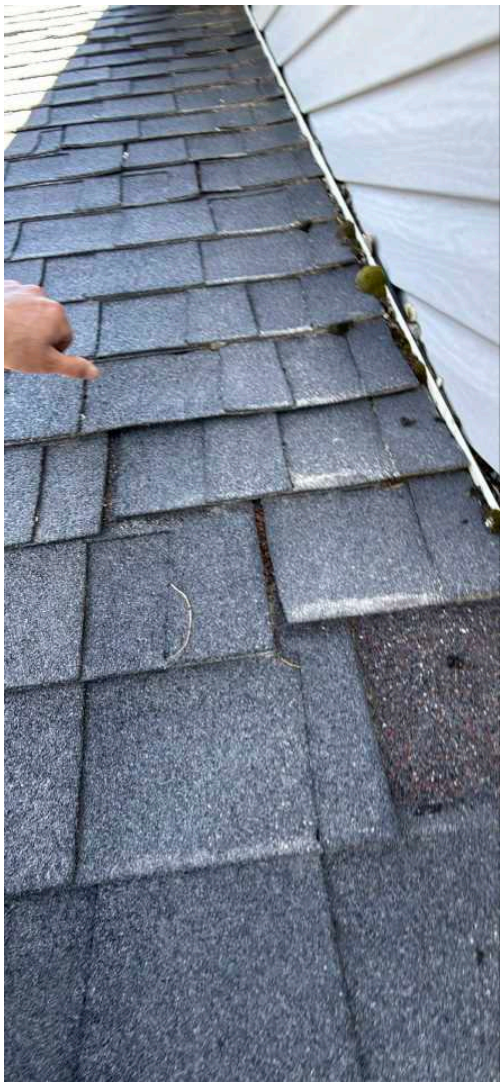
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12 Main Level - 12-5d57c918-7f63-434d-956f-737da4d5590b



13 Main Level - 22-38d195be-7b31-4f6b-8859-86a50cb95d8f



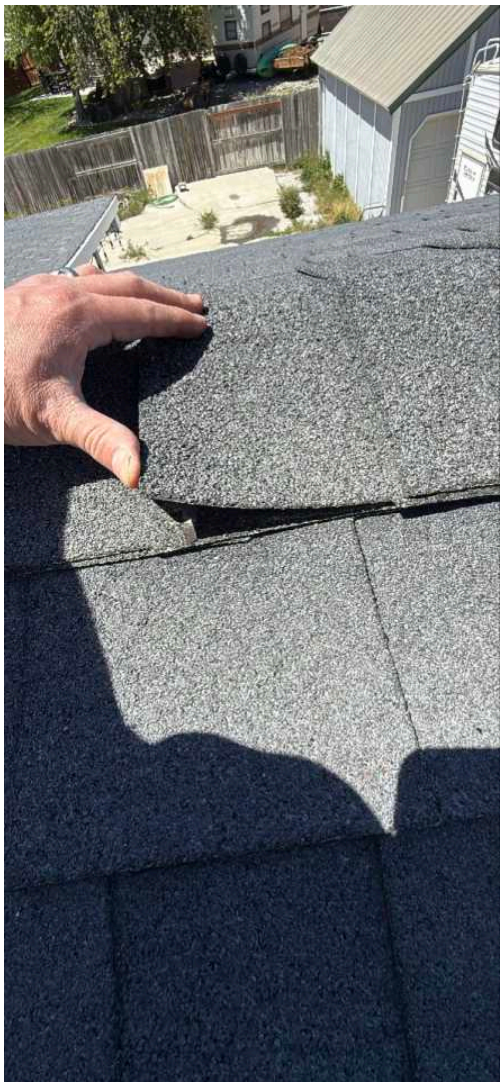
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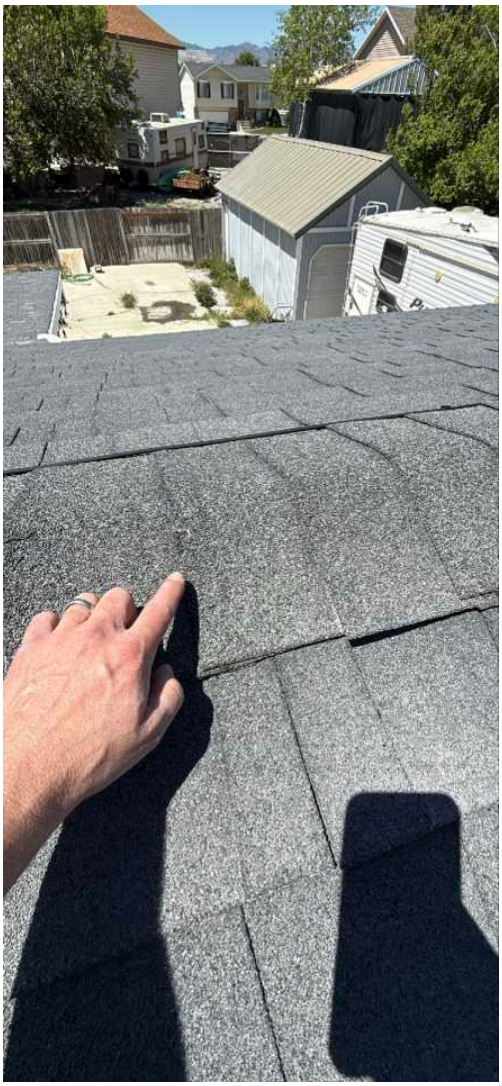
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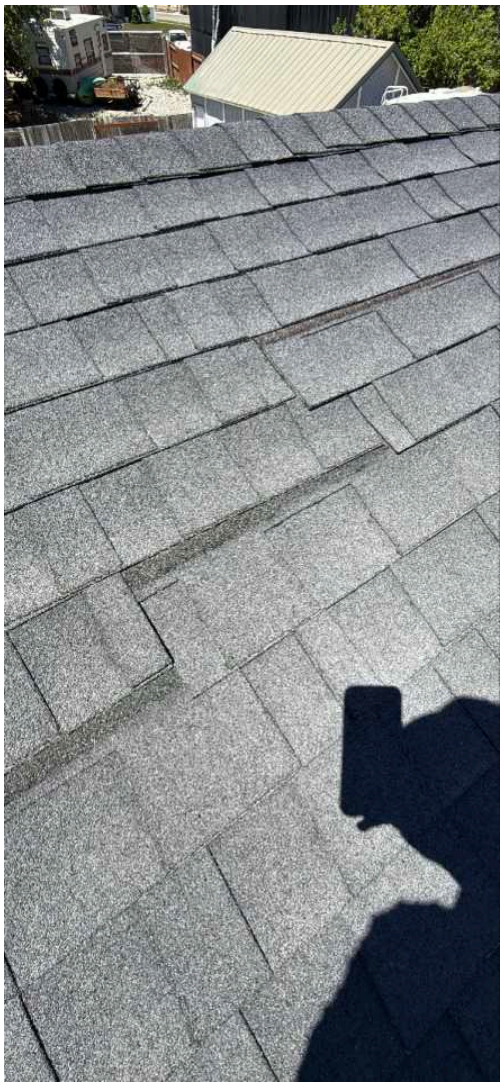
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17 Main Level - 18-9e31eef6-7b52-49ec-bf72-a96d04f7e821



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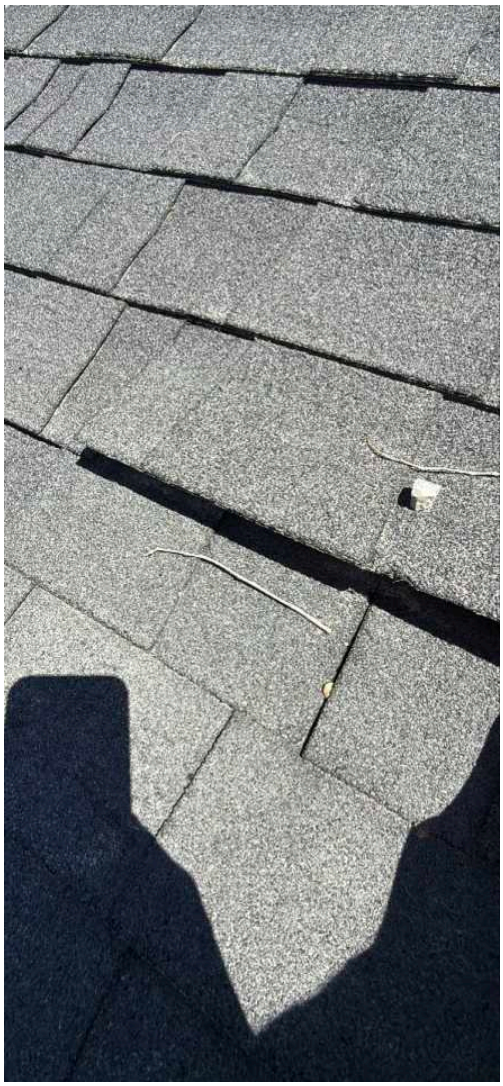
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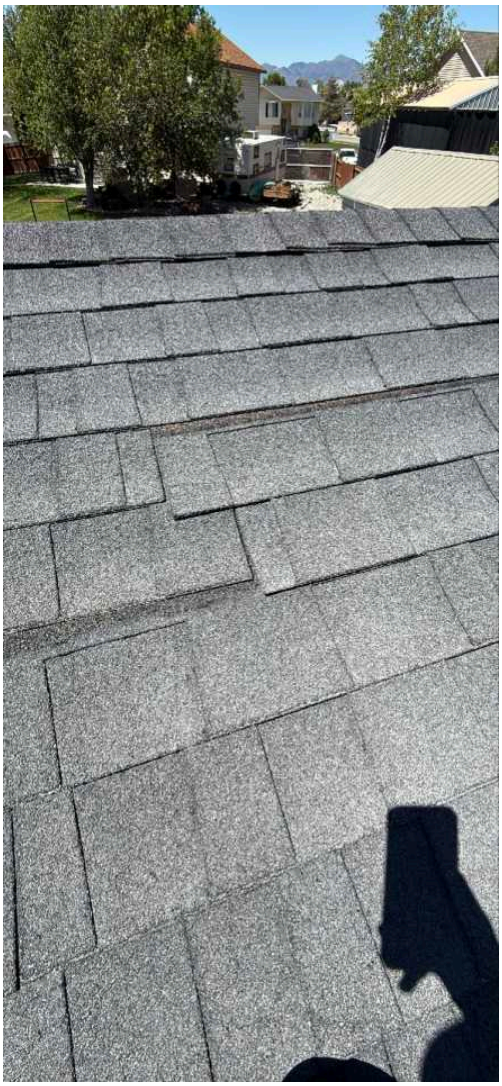
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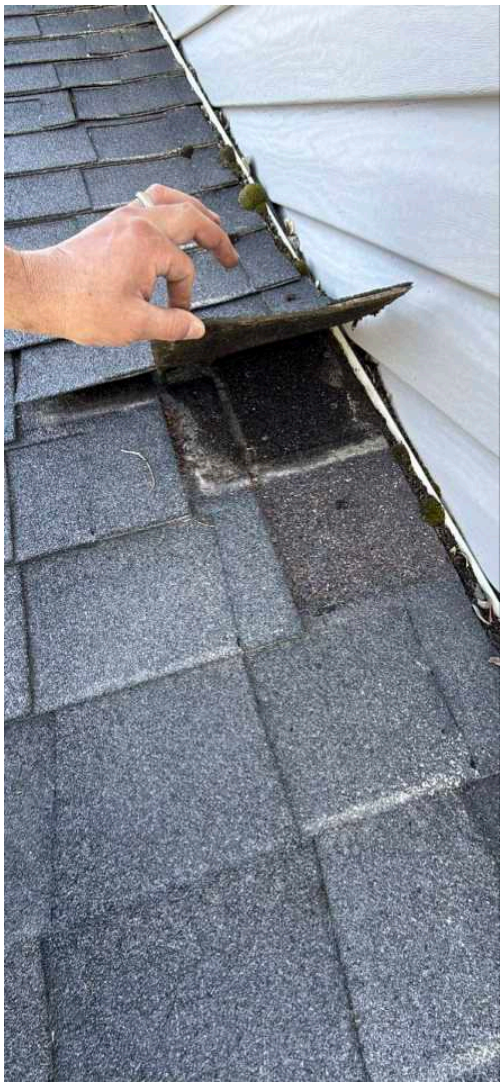
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24 Main Level - 29-278c5aa2-e5ea-42b3-a4d0-f71aa7bc99f1



25 Main Level - 30-549f1cca-d241-4cd7-ad10-7a9ad3c1fe85



26 Main Level - 31-678e3a36-20c6-436d-b120-ea51df72c538

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27 Main Level - 33-991d6d5b-334b-4fe0-b903-013ae5bab01f



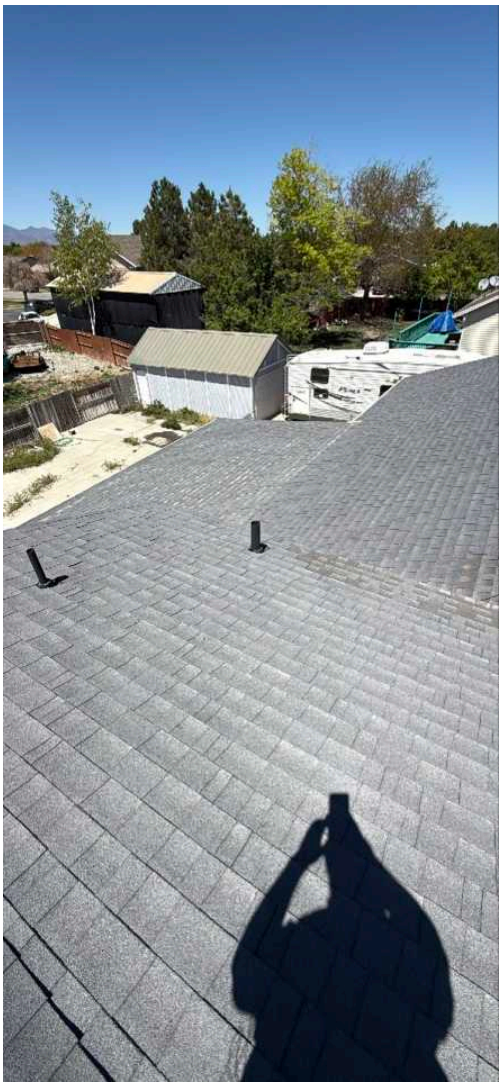
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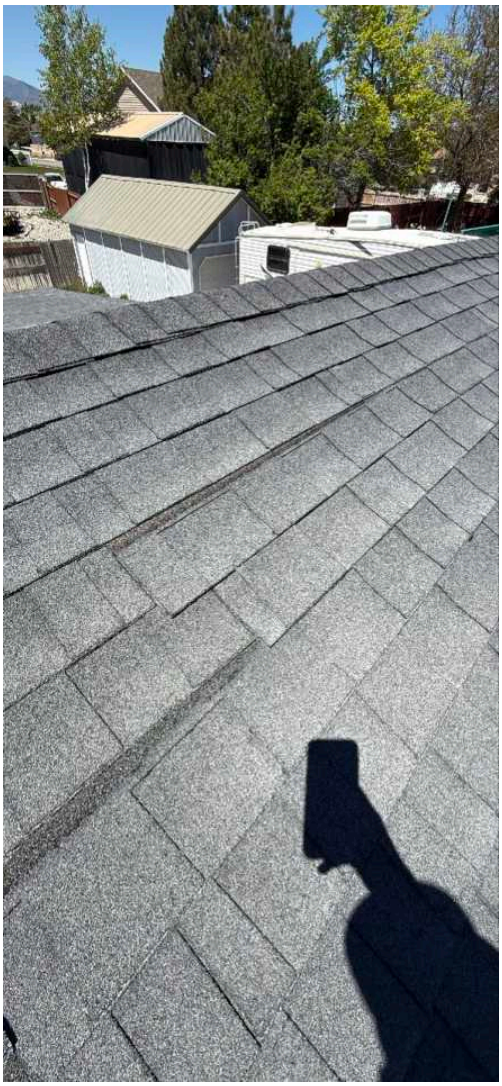
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31 Main Level - 38-09723e5b-f0b4-4ec7-bb7d-1eac87c6c5e4



32 Main Level - 39-841962e9-e0db-456e-b420-469b322db771



33 Main Level - 41-a1aa2d4a-25b3-44a4-b7ec-887605287524



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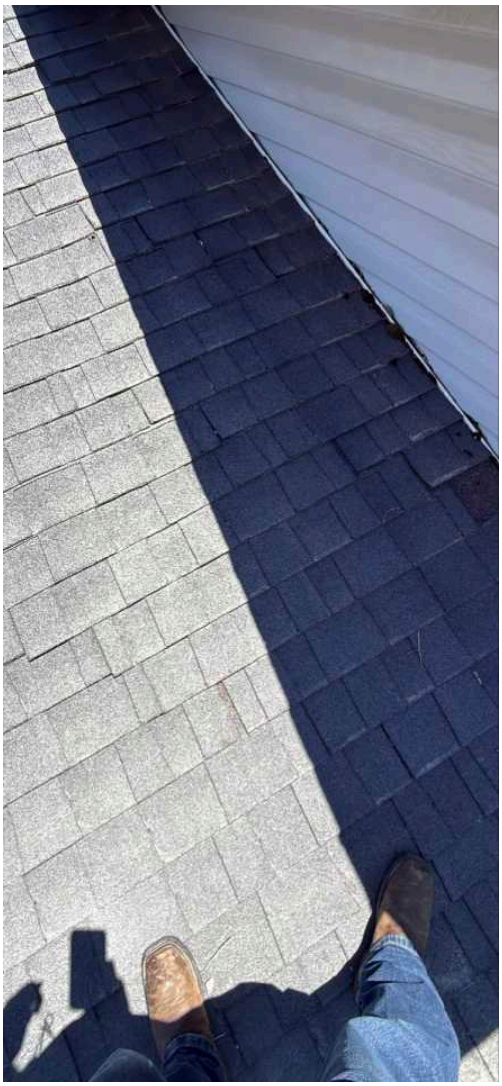
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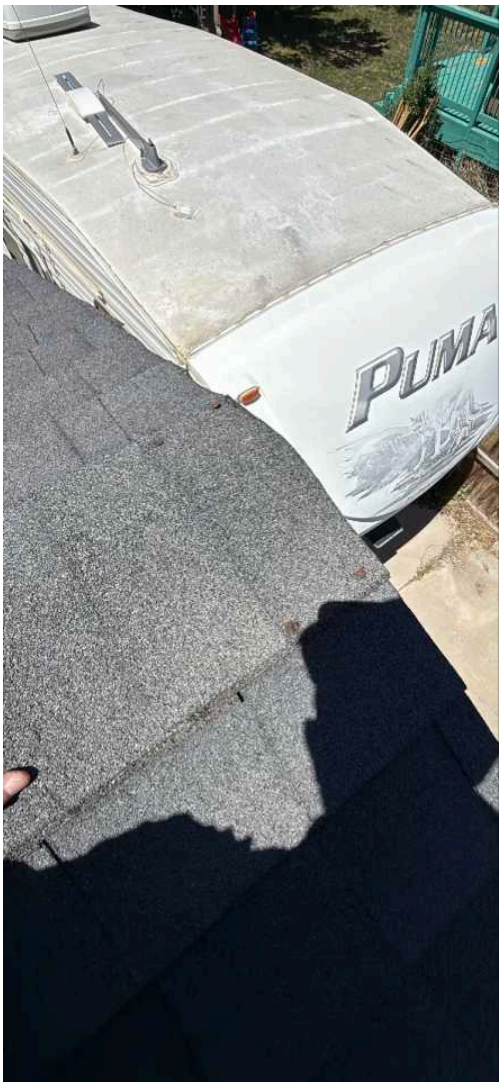
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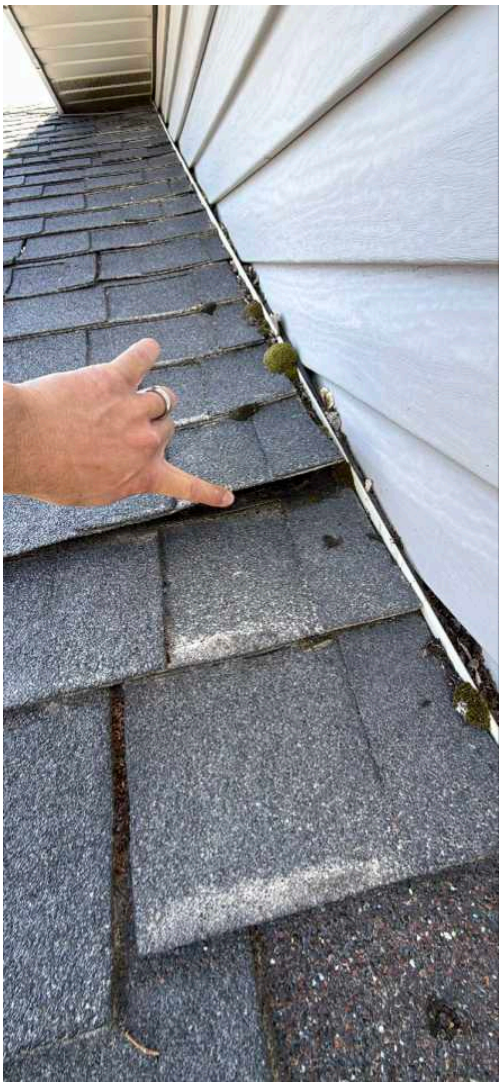
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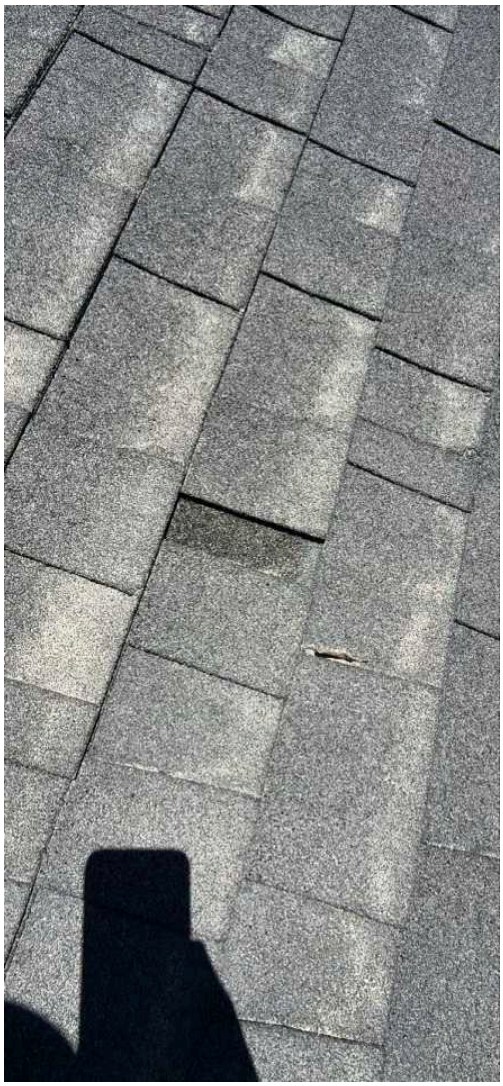
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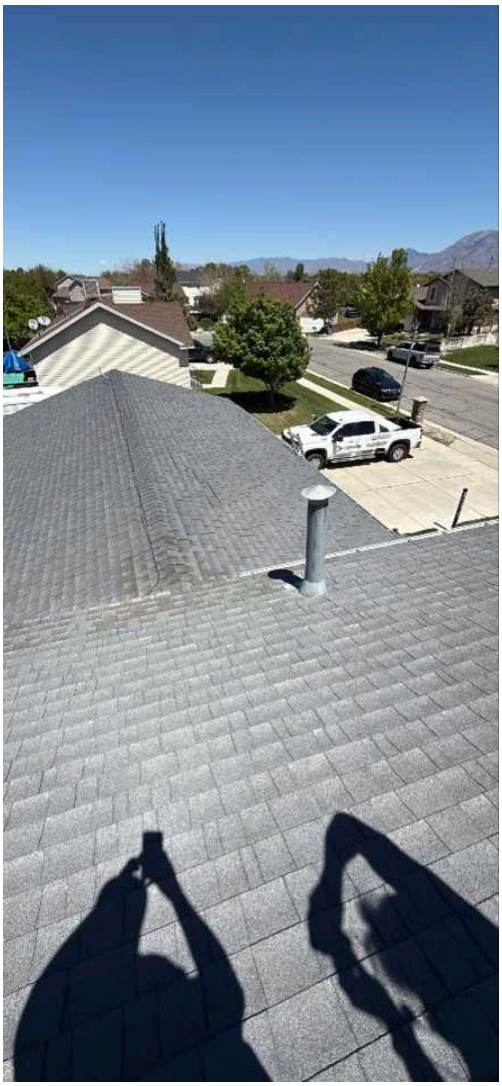
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42 Main Level - 53-d83cceed-c4f1-4031-96c3-8edf009e0c5c



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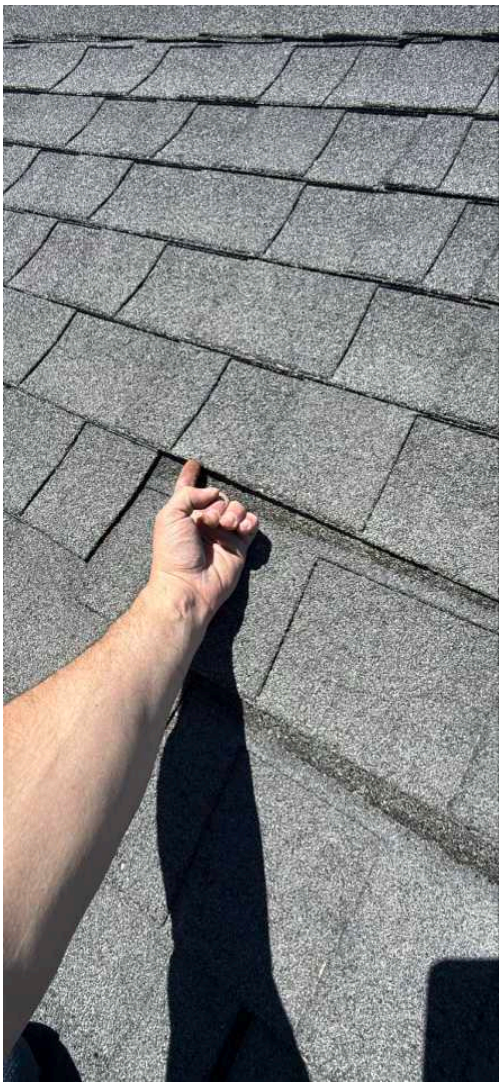
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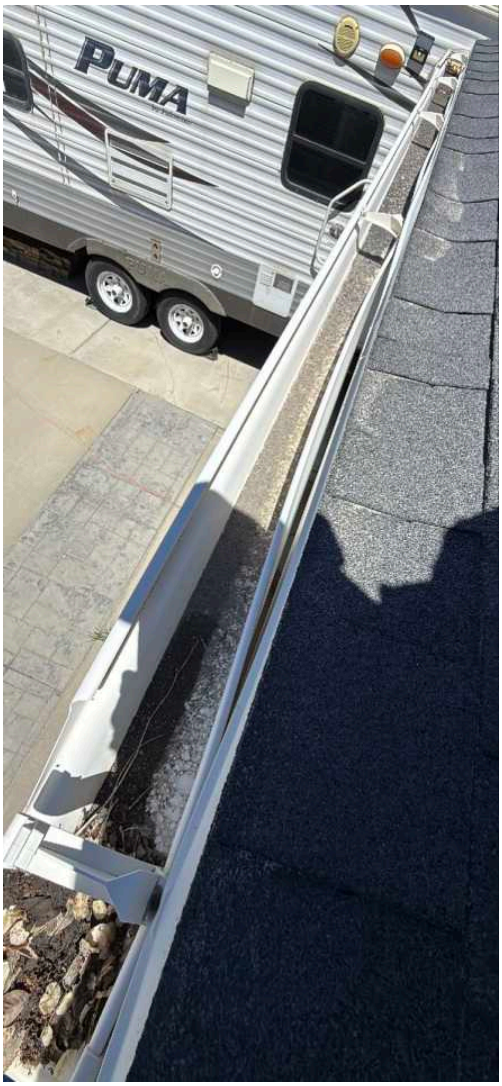
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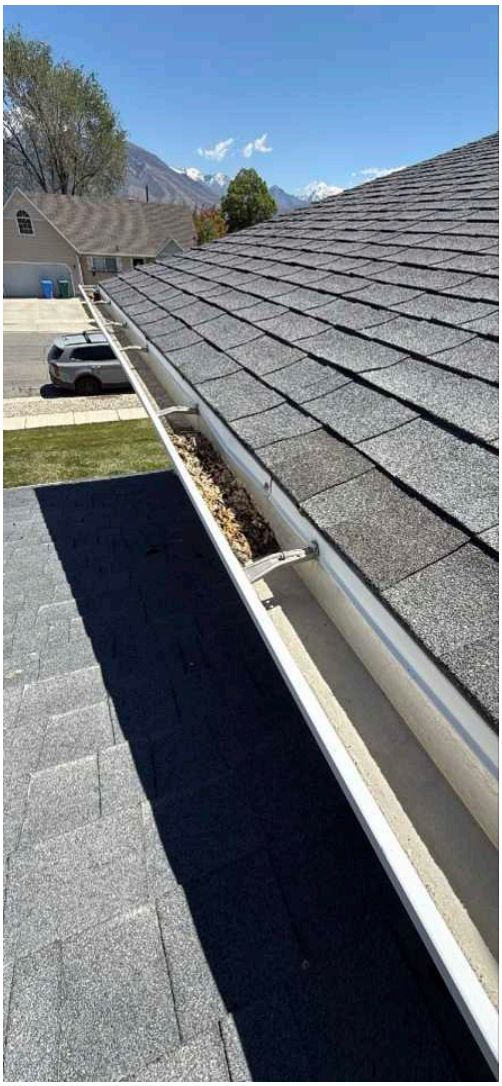
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48 Gutters & Downspouts - 11-5ab2dfc8-65a2-45c5-a143-3a8b7fe643e4



49 Gutters & Downspouts - 10-4ea33161-b70a-4fe5-9eeb-c03c4a0b4d9e



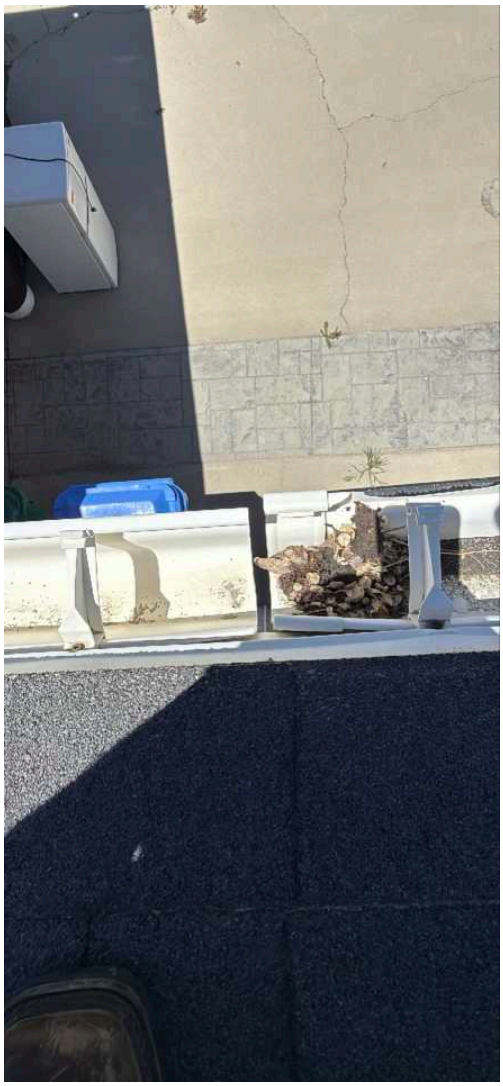
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52 Gutters & Downspouts - 3-0bef24fa-1009-4454-aa41-6242021e5036



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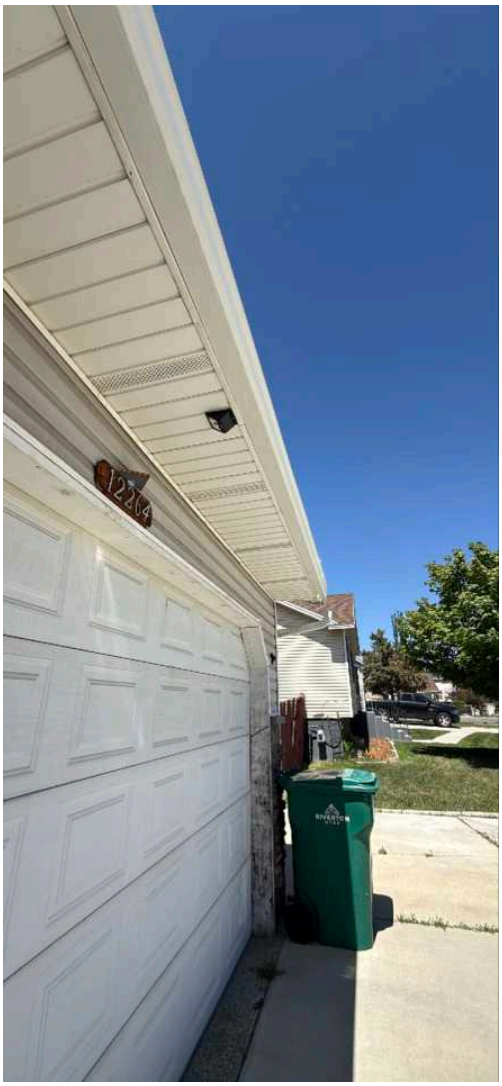
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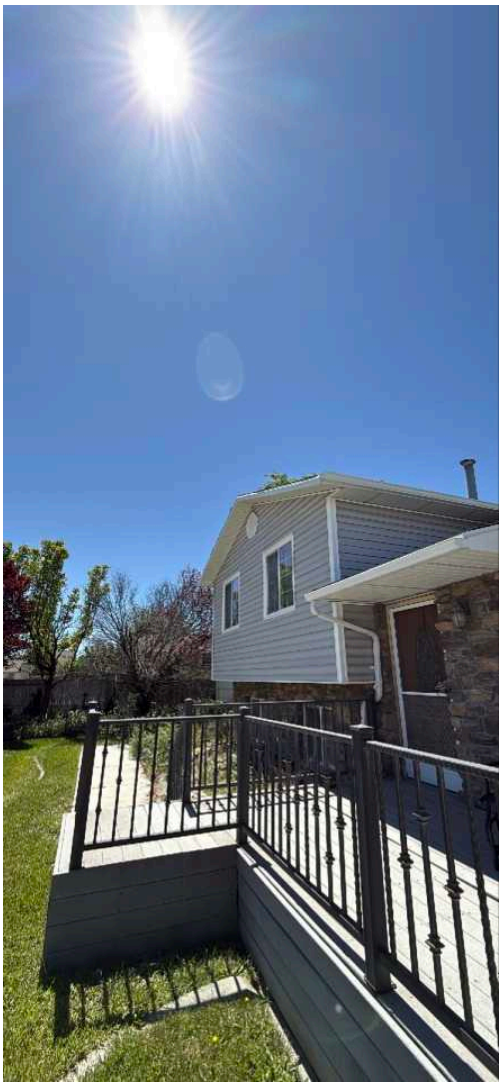
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