



Nedes Estimating

Client: Moises Garza
Property: 3014 Gold Avenue
Mission, TX 78574

Operator: EDGAR919

Estimator: Nedes Estimating
Business: 102-12, Arlington, VA 22201 United States

Business: (708) 381-0900

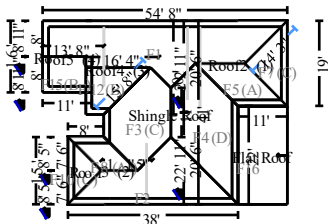
Type of Estimate:

Date Entered: 12/14/2023

Date Assigned:



Nedes Estimating



Shingle Roof

2,021.69	Surface Area	20.22	Number of Squares
187.09	Total Perimeter Length	54.14	Total Ridge Length
99.81	Total Hip Length		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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The following estimate is based on measurements and quantities derived from an aerial report.

ROOFING

1. Tear off, haul and dispose of comp. shingles - Laminated	20.22	SQ	109.62	0.00	0.00	465.47	2,681.99
2. Laminated - comp. shingle rfg. - w/out felt	23.33	SQ	0.00	221.98	246.10	1,139.23	6,564.12
3. Roofing felt - synthetic underlayment	20.22	SQ	0.00	38.46	27.61	169.11	974.38

Most insurance companies and the roofing industry honor the calculation for felt waste to be the same as for shingles, which in this case is 15%. Areas with ice & water shield have been deducted.

4. Ice & water barrier	74.20 SF	0.00	1.28	2.88	20.56	118.42
5. R&R Valley metal	74.20 LF	0.54	5.09	12.43	90.35	520.53
6. R&R Drip edge	187.09 LF	0.30	2.48	16.98	112.79	649.88
7. R&R Hip / Ridge cap - composition shingles	153.94 LF	2.01	3.55	16.51	183.21	1,055.63

Ridge cap is not included in waste as per Eagleview.

8. Asphalt starter - universal starter course	187.09 LF	0.00	1.67	7.10	67.10	386.64
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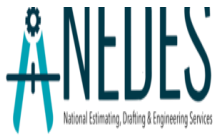
Starter is not included in waste as per Eagleview.

ROOFING ACCESSORIES

9. Step flashing	40.00 LF	0.00	7.22	5.08	61.72	355.60
10. R&R Flashing - pipe jack	4.00 EA	6.34	41.43	4.58	41.09	236.75
11. R&R Roof mount power attic vent	2.00 EA	23.49	526.92	27.44	236.93	1,365.19

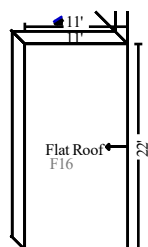
EXTERIOR

12. Clean with pressure/chemical spray	187.09 SF	0.00	0.36	6.89	14.19	88.43
13. Prime & paint drip edge	187.09 LF	0.00	2.90	2.47	114.46	659.49
14. Prime & paint exterior fascia - wood, 4"- 6" wide	187.09 LF	0.00	2.90	2.47	114.46	659.49
15. Prime & paint exterior soffit - wood	187.09 SF	0.00	2.13	6.33	85.02	489.85



CONTINUED - Shingle Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Shingle Roof				384.87	2,915.69	16,806.39



Flat Roof

242.00 Surface Area	2.42 Number of Squares
33.00 Total Perimeter Length	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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The following estimate is based on measurements and quantities derived from an aerial report.

ROOFING

16. Remove Roll roofing	2.42 SQ	38.84	0.00	0.00	19.74	113.73
17. Roll roofing	2.42 SQ	0.00	105.83	14.48	56.82	327.41
18. R&R Drip edge	33.00 LF	0.80	2.48	2.99	19.89	114.62

ROOFING ACCESSORIES

19. Step flashing	30.00 LF	0.00	7.22	3.81	46.29	266.70
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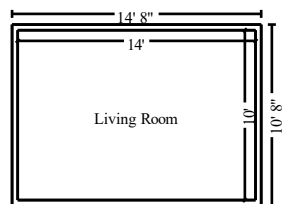
EXTERIOR

20. Clean with pressure/chemical spray	33.00 SF	0.00	0.36	1.22	2.50	15.60
21. Prime & paint drip edge	33.00 LF	0.00	2.90	0.44	20.19	116.33
22. Prime & paint exterior fascia - wood, 4"- 6" wide	33.00 LF	0.00	2.90	0.44	20.19	116.33
23. Prime & paint exterior soffit - wood	33.00 SF	0.00	2.13	1.12	14.99	86.40

Totals: Flat Roof				24.50	200.61	1,157.12
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Total: Roof				409.37	3,116.30	17,963.51
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Interior



Living Room

Height: 8'

384.00 SF Walls	140.00 SF Ceiling
524.00 SF Walls & Ceiling	140.00 SF Floor
15.56 SY Flooring	48.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

CONTINUED - Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
WORK PREP						
24. Content Manipulation charge - per hour	2.00 HR	0.00	41.53	0.00	17.45	100.51
25. Mask per square foot for drywall work	384.00 SF	0.00	0.31	1.90	25.39	146.33
26. Floor protection - plastic and tape - 10 mil	140.00 SF	0.00	0.31	1.39	9.40	54.19
CEILING & WALLS						
27. Clean floor or roof joist system	32.00 SF	0.00	0.92	2.99	6.20	38.63
28. Apply anti-microbial agent to the surface area	32.00 SF	0.00	0.24	0.88	1.64	10.20
29. R&R Batt insulation - 10" - R30 - unfaced batt	32.00 SF	0.31	1.50	2.93	12.77	73.62
30. R&R 5/8" drywall - hung, taped, floated, ready for paint	32.00 SF	0.36	3.11	1.50	23.64	136.18
31. Seal the walls w/PVA primer - one coat	384.00 SF	0.00	0.56	1.90	45.55	262.49
32. Paint the walls - two coats	384.00 SF	0.00	0.93	7.29	76.52	440.93
FINAL CLEANING						
33. Final cleaning - construction - Residential	140.00 SF	0.00	0.27	3.78	7.94	49.52
Totals: Living Room				24.56	226.50	1,312.60
Total: Interior				24.56	226.50	1,312.60

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
34. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	382.43	0.00	0.00	80.31	462.74
Totals: Debris Removal				0.00	80.31	462.74

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
35. On-Site Evaluation and/or Supervisor/Admin - per hour	24.00 HR	0.00	54.52	130.62	274.78	1,713.88
36. General clean - up	24.00 HR	0.00	43.10	103.28	217.22	1,354.90
37. Temporary toilet	3.00 DA	0.00	151.00	0.00	95.13	548.13

CONTINUED - General

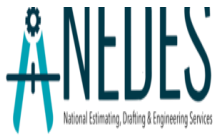
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: General				233.90	587.13	3,616.91

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
38. Drywall labor minimum	1.00 EA	0.00	260.71	0.00	54.75	315.46
39. Water extract/remediation labor minimum	1.00 EA	0.00	115.11	0.00	24.17	139.28
40. Insulation labor minimum	1.00 EA	0.00	112.70	0.00	23.67	136.37
Totals: Labor Minimums Applied				0.00	102.59	591.11
Line Item Totals:				667.83	4,112.83	23,946.87

Grand Total Areas:

384.00 SF Walls	140.00 SF Ceiling	524.00 SF Walls and Ceiling
140.00 SF Floor	15.56 SY Flooring	48.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	48.00 LF Ceil. Perimeter
140.00 Floor Area	156.44 Total Area	384.00 Interior Wall Area
628.86 Exterior Wall Area	50.67 Exterior Perimeter of Walls	
2,263.69 Surface Area	22.64 Number of Squares	220.09 Total Perimeter Length
54.14 Total Ridge Length	99.81 Total Hip Length	



Summary

Line Item Total	19,166.21
Material Sales Tax	418.17
Cleaning Mtl Tax	0.36
Subtotal	19,584.74
Overhead	1,958.47
Profit	2,154.36
Cleaning Sales Tax	249.30
Replacement Cost Value	\$23,946.87
Net Claim	\$23,946.87



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								
	1,958.47	2,154.36	418.17	0.36	249.30	0.00	0.00	0.00
Total	1,958.47	2,154.36	418.17	0.36	249.30	0.00	0.00	0.00



Recap by Room

Estimate: Nedes Estimating

Area: Roof

Shingle Roof	13,505.83	70.47%
Flat Roof	932.01	4.86%

Area Subtotal: Roof

14,437.84 75.33%

Area: Interior

Living Room	1,061.54	5.54%
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Area Subtotal: Interior

1,061.54 5.54%

Debris Removal	382.43	2.00%
General	2,795.88	14.59%
Labor Minimums Applied	488.52	2.55%

Subtotal of Areas

19,166.21 100.00%

Total

19,166.21 100.00%

Recap by Category

O&P Items	Total	%
CONT: GARMENT & SOFT GOODS CLN	1,308.48	5.46%
CLEANING	1,180.87	4.93%
CONTENT MANIPULATION	83.06	0.35%
GENERAL DEMOLITION	3,202.24	13.37%
DRYWALL	479.27	2.00%
HEAT, VENT & AIR CONDITIONING	1,053.84	4.40%
INSULATION	160.70	0.67%
PAINTING	2,360.87	9.86%
ROOFING	8,761.09	36.59%
TEMPORARY REPAIRS	453.00	1.89%
WATER EXTRACTION & REMEDIATION	122.79	0.51%
O&P Items Subtotal	19,166.21	80.04%
Material Sales Tax	418.17	1.75%
Cleaning Mtl Tax	0.36	0.00%
Overhead	1,958.47	8.18%
Profit	2,154.36	9.00%
Cleaning Sales Tax	249.30	1.04%
Total	23,946.87	100.00%



1 1-Risk

Verification



2 2-Dwelling Roof

Overview



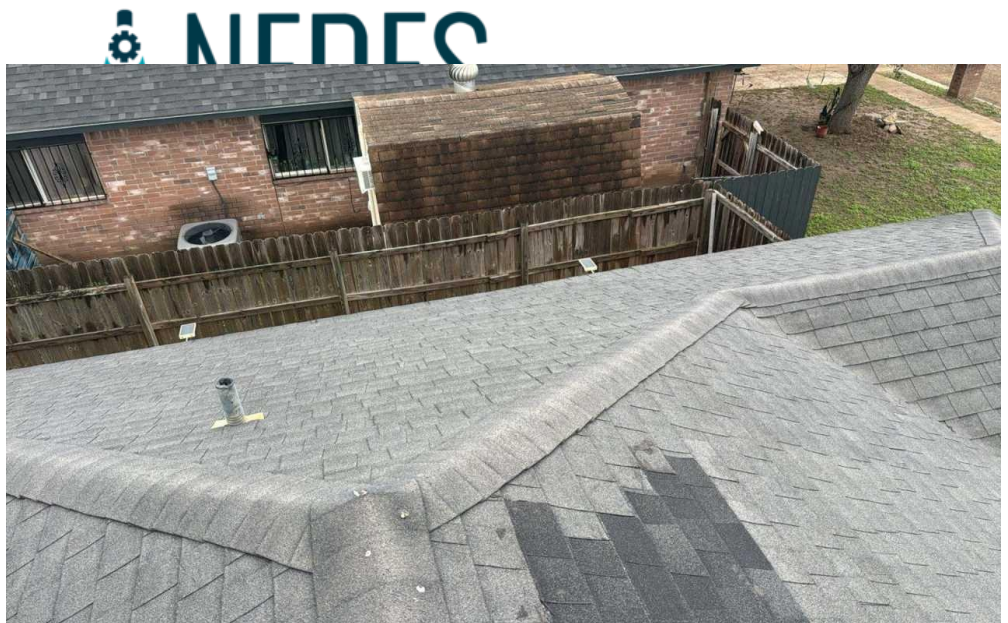
3 3-Dwelling Roof

Overview



4 4-Dwelling Roof

Overview



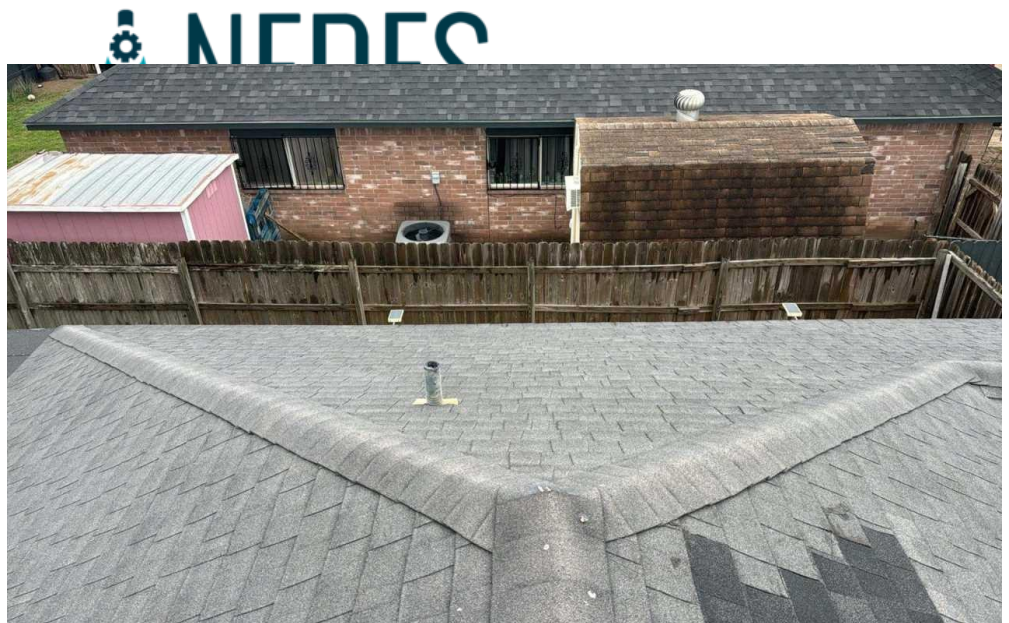
5 5-Dwelling Roof

Overview



6 6-Dwelling Roof

Overview



7 7-Dwelling Roof

Overview



8 8-Dwelling Roof

Overview



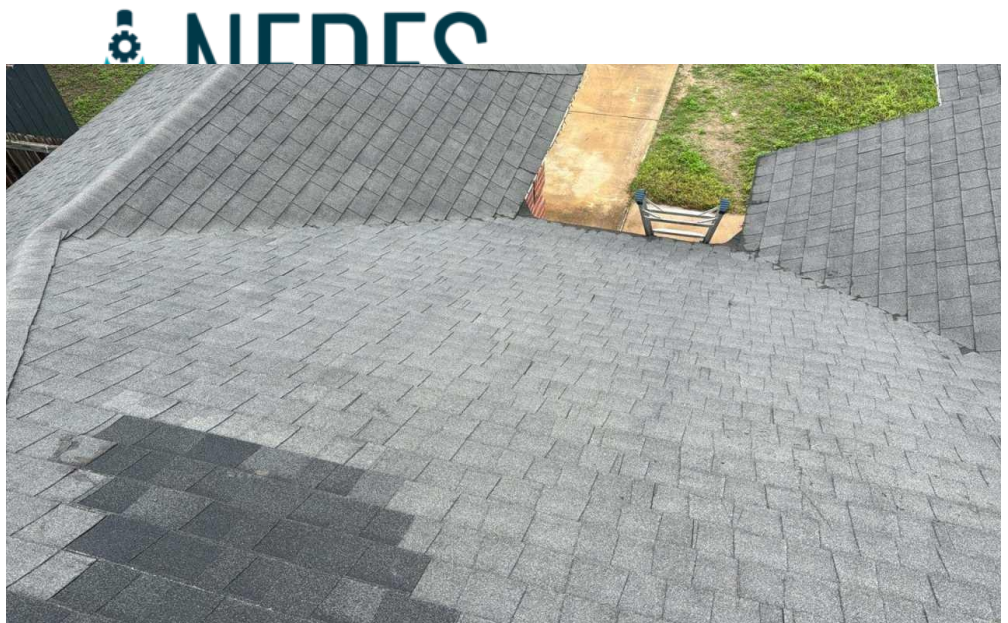
9 9-Dwelling Roof

Overview



10 10-Dwelling Roof

Overview



11 11-Dwelling Roof

Overview



12 12-Dwelling Roof

Overview



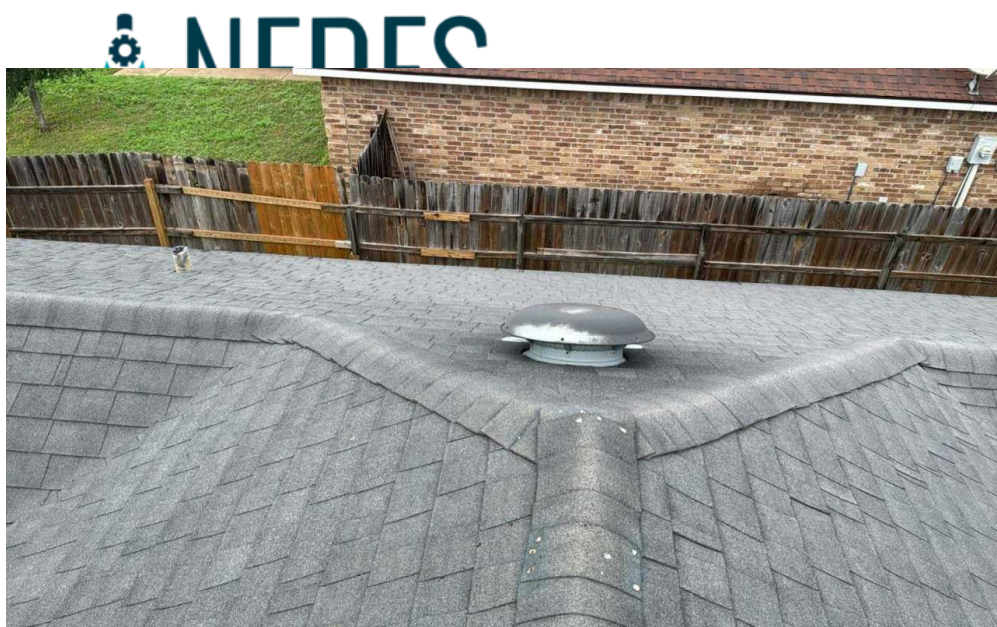
13 13-Dwelling Roof

Overview



14 14-Dwelling Roof

Overview



15 15-Dwelling Roof

Overview



16 16-Dwelling Roof

Overview



17 17-Dwelling Roof

Overview



18 18-Dwelling Roof

Overview



19 19-Dwelling Roof

Overview



20 20-Dwelling Roof

Overview



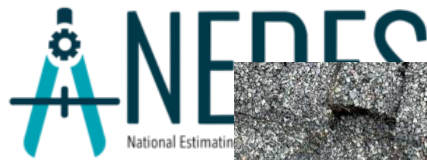
21 21-Dwelling Roof

Overview



22 22-Roof

Visible Damage



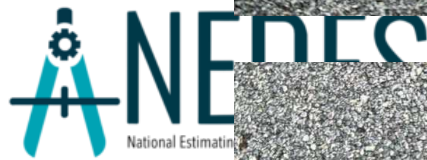
23 23-Roof

Visible Damage



24 24-Roof

Visible Damage



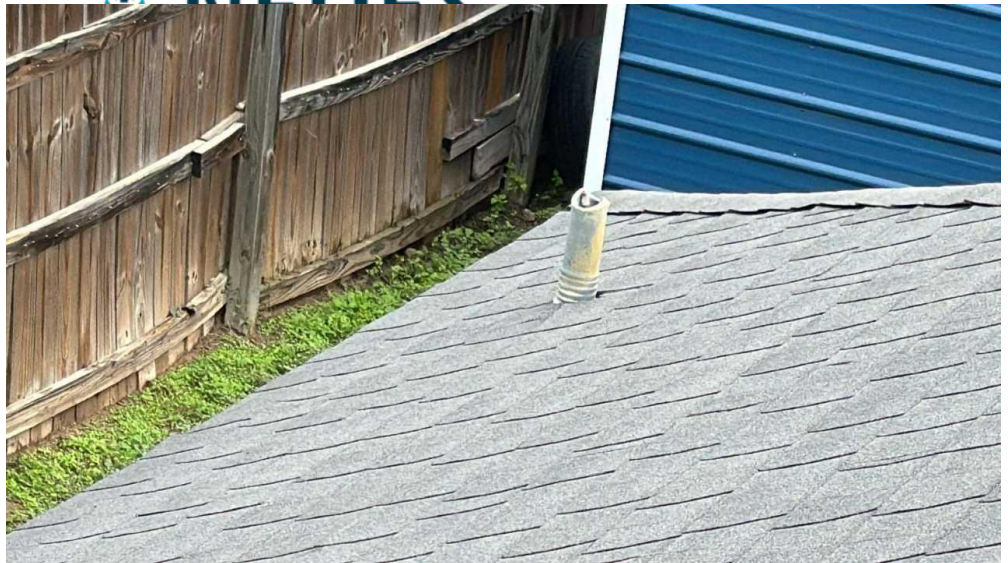
25 25-Roof

Visible Damage



26 26-Roof

Visible Damage



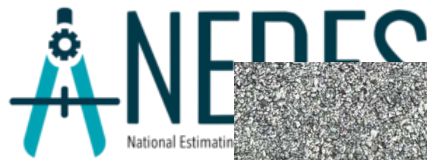
27 27-Roof

Visible Damage



28 28-Roof

Visible Damage



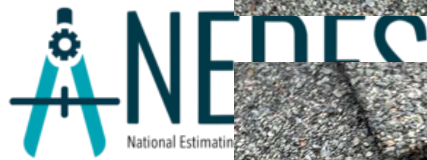
29 29-Roof

Visible Damage



30 30-Roof

Visible Damage



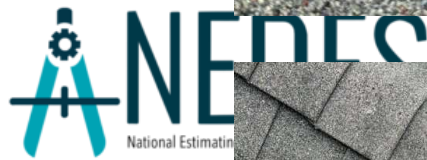
31 31-Roof

Visible Damage



32 32-Roof

Visible Damage



33 33-Roof

Visible Damage



34 34-Roof

Visible Damage



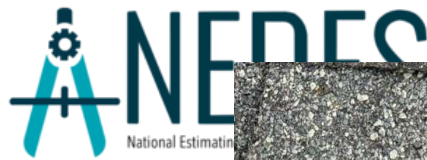
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Visible Damage



36 36-Roof

Visible Damage



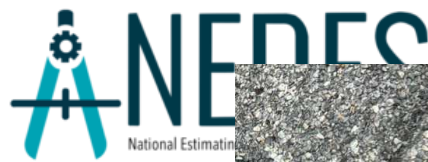
37 37-Roof

Visible Damage



38 38-Roof

Visible Damage



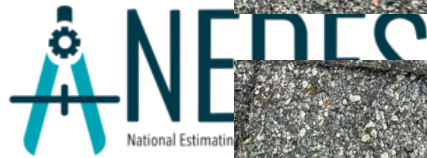
39 39-Roof

Visible Damage



40 40-Roof

Visible Damage



41 41-Roof

Visible Damage



42 42-Roof

Visible Damage



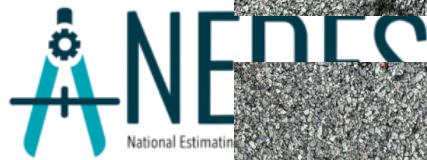
43 43-Roof

Visible Damage



44 44-Roof

Visible Damage



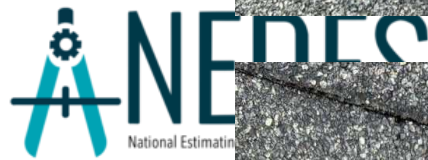
45 45-Roof

Visible Damage



46 46-Roof

Visible Damage



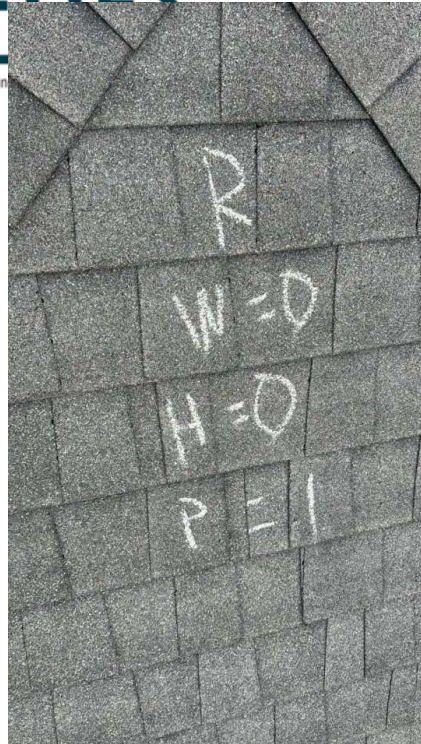
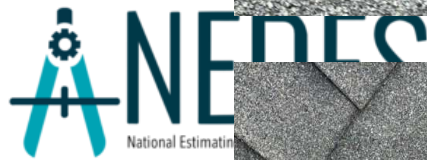
47 47-Roof

Visible Damage



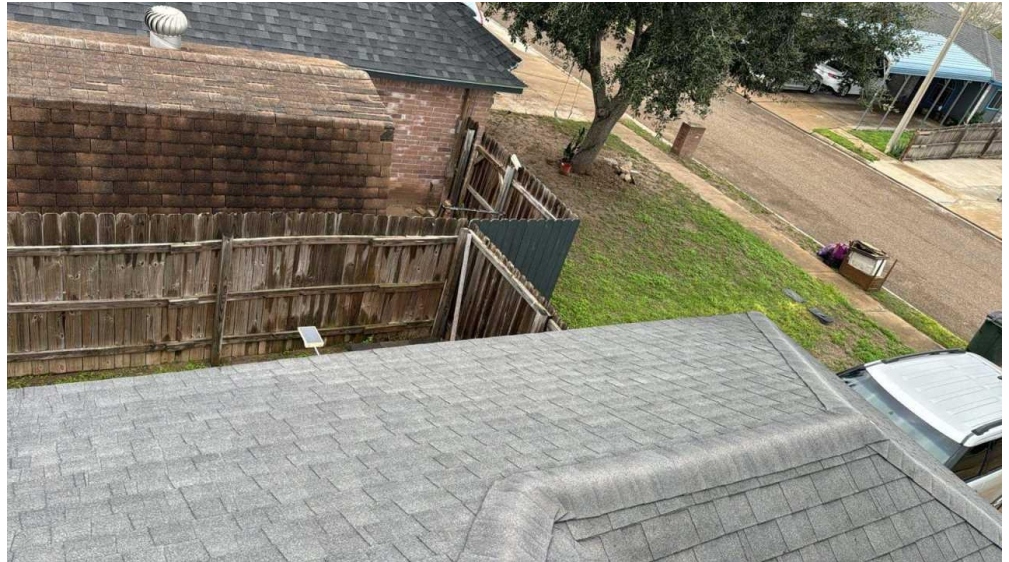
48 48-Roof

Visible Damage



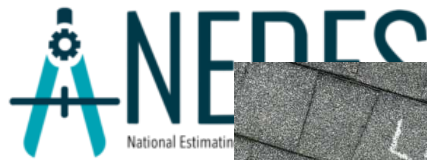
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Visible Damage



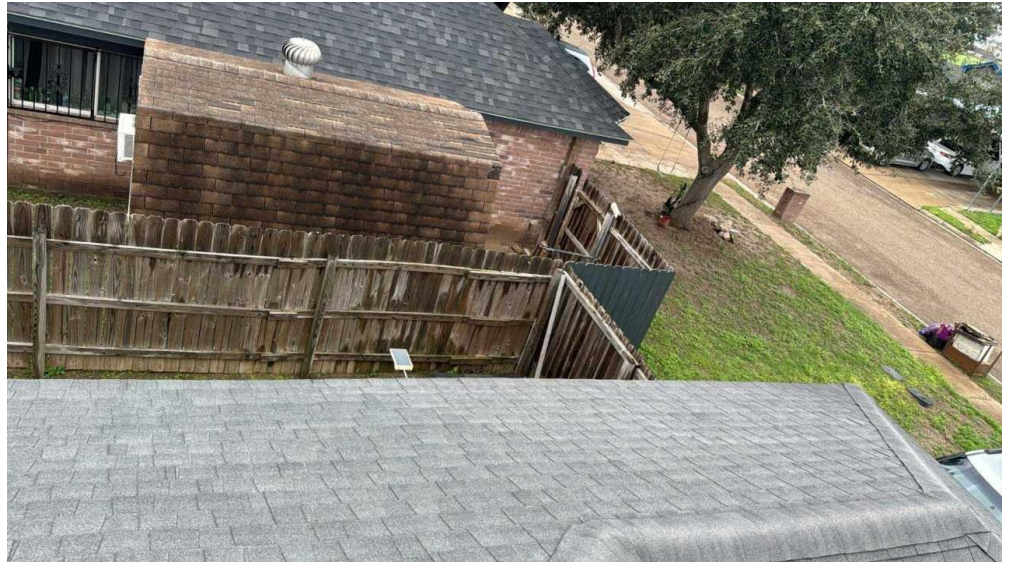
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Visible Damage



51 51-Roof

Visible Damage



52 52-Roof

Visible Damage



53 53-Roof

Visible Damage



54 54-Roof

Visible Damage



55 55-Roof

Visible Damage



56 56-Roof

Visible Damage



57 57-Roof

Visible Damage



58 58-Roof

Visible Damage



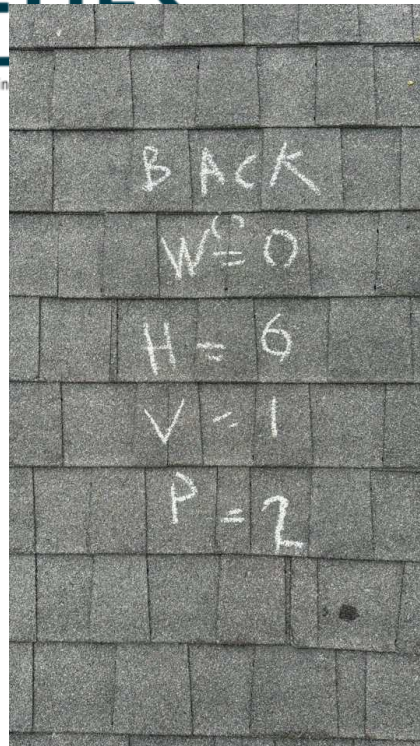
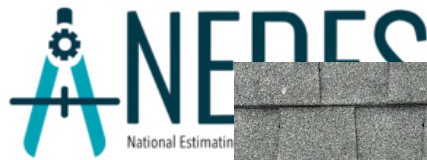
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Visible Damage



60 60-Roof

Visible Damage



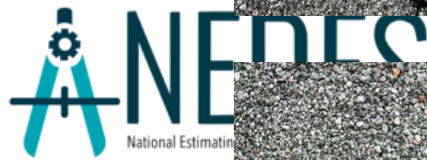
61 61-Roof

Visible Damage



62 62-Roof

Visible Damage



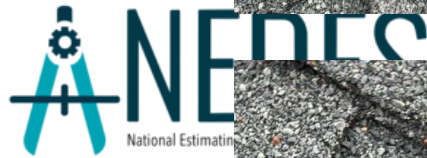
63 63-Roof

Visible Damage



64 64-Roof

Visible Damage



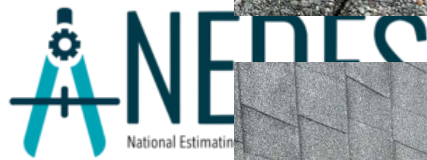
65 65-Roof

Visible Damage



66 66-Accessories

Visible Damage



67 67-Accessories

Visible Damage



68 68-Accessories

Visible Damage



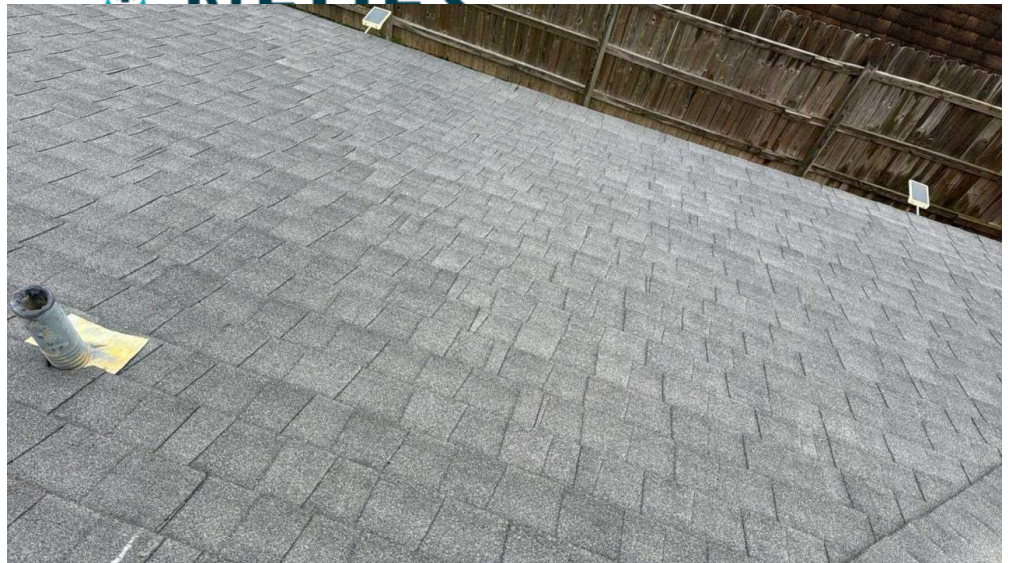
69 69-Accessories

Visible Damage



70 70-Accessories

Visible Damage



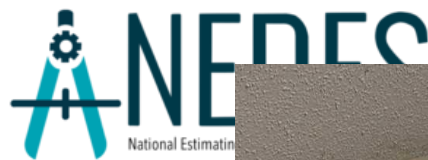
71 71-Accessories

Visible Damage



72 72-Living Room

Visible Damage



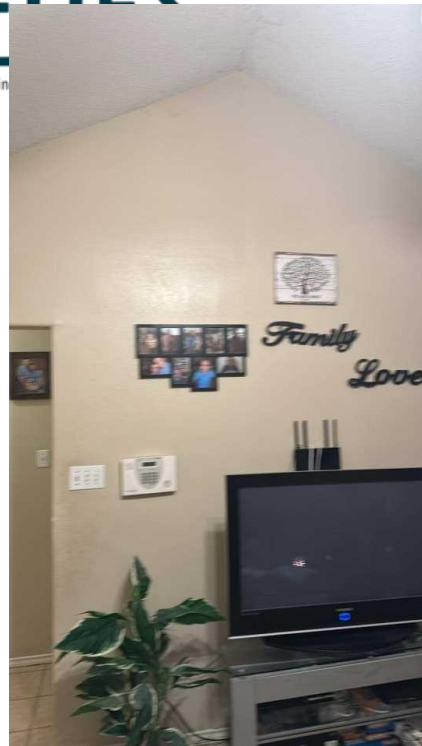
73 73-Living Room

Visible Damage



74 74-Living Room

Visible Damage



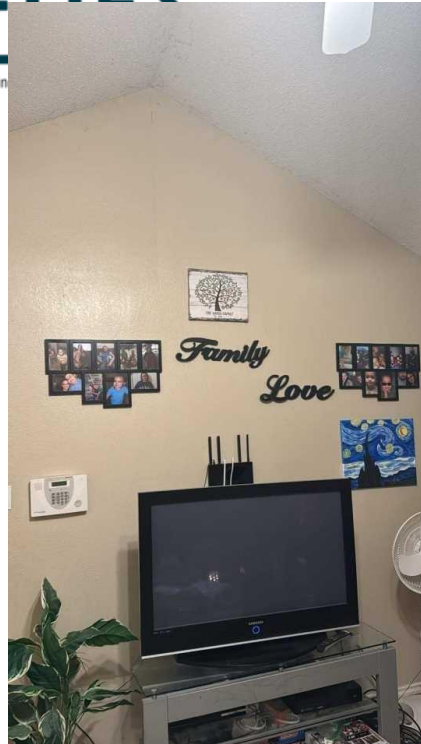
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Visible Damage



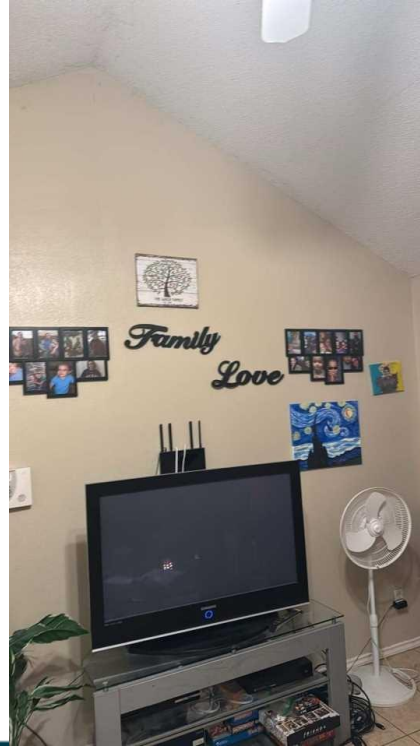
76 76-Living Room

Visible Damage



77 77-Living Room

Visible Damage



78 78-Living Room

Visible Damage





