

COMPOSITION ROOFING

****Review descriptions & pricing software systems for accurate account of the materials****



Three Tab Shingles

Architectural Shingles

ASPHALT SHINGLE TYPES

20 year 3 tab = 220

25 Year 3 Tab = 240

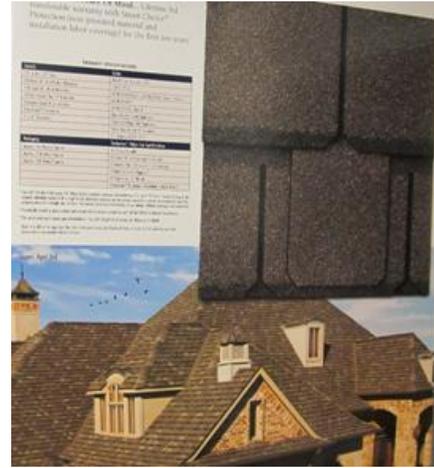
30 Year architectural / laminated = 300

HIGH END COMPOSITION SHINGLES

Single Layered



Double layered



RFG – 400 or 500 based on type/Manufacturer

Triple layered



RFG – 500SH



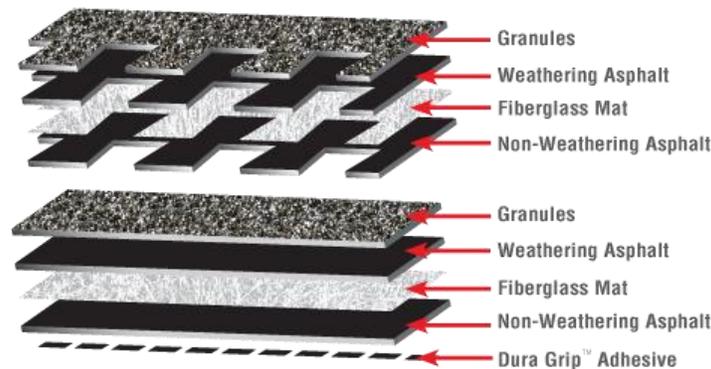
RFG – 500SL



RFG – 500SL

NOTE: Material pricing may need to be adjusted within estimating system based on exact shingles being purchased. There are many variations to be considered when it comes to the high end shingles. The home owner may sometimes have the actual paperwork and or an extra bundle to retrieve the specific information needed to identify their roofing product.

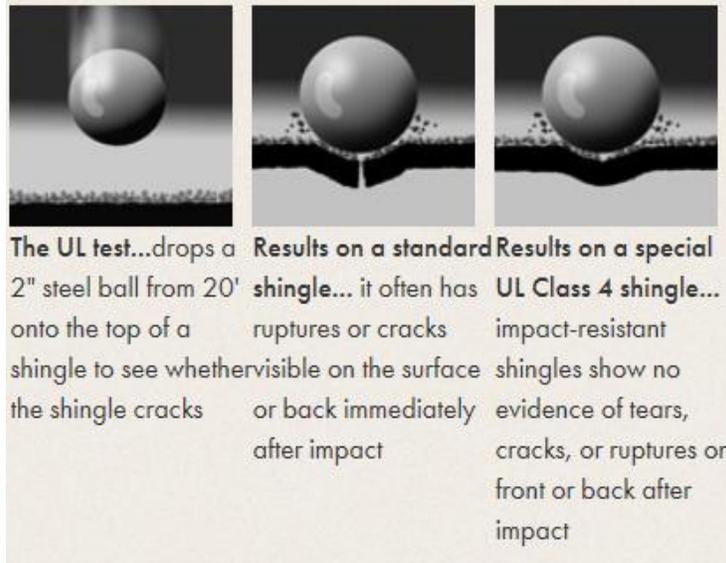
IMPACT RESISTANT SHINGLES



	GAF Advanced Protection® Shingles	Old-Fashioned Shingle Technology
Fiberglass Mat (the "heart" of the shingle)	<ul style="list-style-type: none"> Low-profile technology includes a proprietary orientation of glass fibers, for maximum strength and durability* 	<ul style="list-style-type: none"> Typically requires the application of excess asphalt (weight) to meet minimum industry requirements
Asphalt (provides waterproofing performance)	<ul style="list-style-type: none"> Advanced process control allows us to optimize the critical top (i.e., weathering) layer for superior long-term performance against severe weather 	<ul style="list-style-type: none"> Excess asphalt applied to bottom (i.e., non-weathering areas) increases shingle weight with no added benefit
Filler (mixed with the asphalt to bind components)	<ul style="list-style-type: none"> Premium limestone content optimized for maximum toughness and wind resistance Unnecessary limestone eliminated 	<ul style="list-style-type: none"> Unnecessary fillers used to artificially increase shingle weight—with no benefit in performance Very excessive filler can even increase the risk of shingle cracking
Adhesive (seals shingles on roof)	<ul style="list-style-type: none"> Proprietary Dura Grip™ Adhesive locks shingles tightly in place Allows <u>every</u> GAF shingle to pass the industry's two toughest wind tests (ASTM D3161, Class F, 110 mph and D7158, Class H, 150 mph)** 	<ul style="list-style-type: none"> May not meet highest wind resistance tests (ASTM D3161, Class F, 110 mph and D7158, Class H, 150 mph)

Forceful Impact...

The test simulates hailstorms impacting a roof at a speed of over 70 mph!



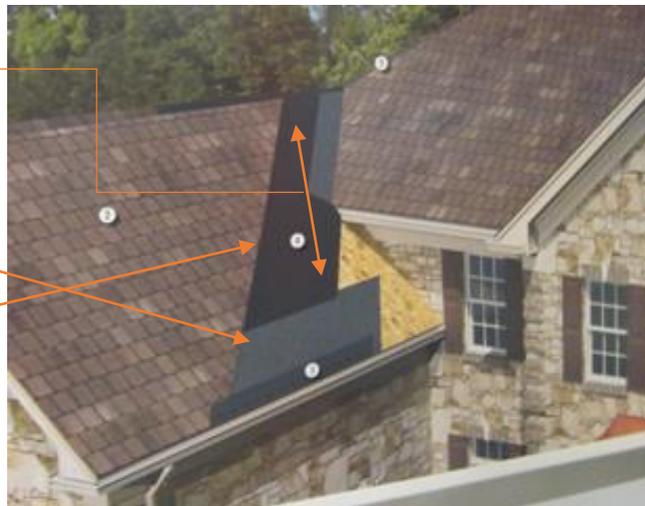
Installation properties

Self-Adhesive Water Membrane (SAWM)

RFG - IWS

Starter Strip - included

**Underlayment - Felt:
Included based on selector code used.**



UNIQUE DESIGNS...



May require additional consideration on waste factors...

RIDGE VENTS



RFG – VENTR



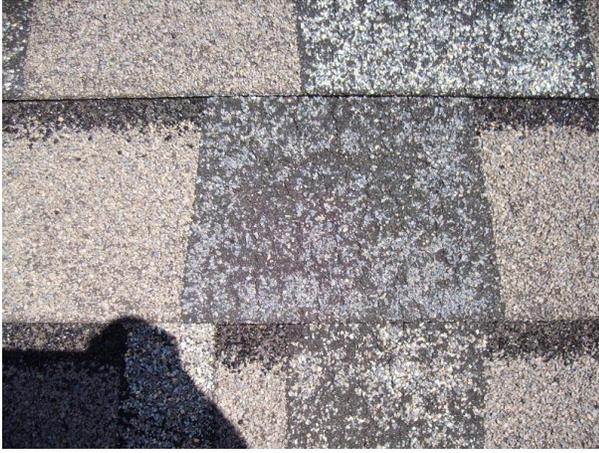
RFG - VENTA

OFF Ridge Vents



RFG – VENTO4 or O6 or O8 - based on size

DISCONTINUED COMPOSITION SHINGLES



Faux Laminates

Classic Horizon – 3tab shingle;
look for the key ways

New Horizon shingle is a solid
36" shingle

RFG – 300

Photos show the unique
characteristics not considered
storm related.



Tiger Strip 3 tab

RFG - 240

4tab tapered edge **5" face**

RFG - 240



Always measure bottom up and the width for proper identification



Undamaged Drip Edge Over Felt On The Rake



Undamaged Drip
over felt at the rake.

Replace (+) only when
replacing shingles

RFG DRIP (+) RAKE

F9 should be provided when replacing undamaged drip edge.

Example F9 Note: - Inspection found no storm/hail damage to the drip edge on the rakes or eaves of your roof, however the drip edge is installed over the felt and estimate includes the cost to replace the drip edge on the rakes so as to facilitate the correct installation of the new roofing underlayment (felt).

If the drip edge is painted:

PNT TRIM1 RAKE

F9 note/Attachment is needed to explain when painting drip edge.

Example: F9 – Paint drip edge.

ROOF EXHAUST VENTS AND CAPS

Exhaust vent through the roof: These are used for dryer vents, bathroom or kitchen ventilation fans. These are usually off ridge and located over the kitchen, bath or laundry area on the roof. They typically have a piece of duct or exhaust pipe connected to them as shown below.

RFG VENTE< up to four inch based on pipe size not the vent

RFG VENTE 6-8 inch based on the pipe size not the vent

The activity code for exhaust vents through the roof should be Remove and Replace because there is a ventilation duct that will need to be disconnected from the damaged vent and then connected back when the new vent is installed. See cutout diagram below.



Item Information for RFGVENTE< +

Definition:
Includes: Through roof exhaust cap/vent and installation labor.
Quality: Steel, up to 4" round ductwork connection.
Green: LEED considers metallic exhaust caps to be green for being manufactured with a minimum of 25% recycled product.
Note: Vent is installed as roofing is applied.
Average life expectancy 35 years
Average depreciation 2.86% per year
Maximum depreciation 100%



Both of these are considered VENTE<.
Make sure you chose correct size as Xactimate defaults to VENTE which is 6-8 inch

Print Close

ROOFING VENT CAPS- COMMON CODE FOR CAP ONLY LISTED BELOW

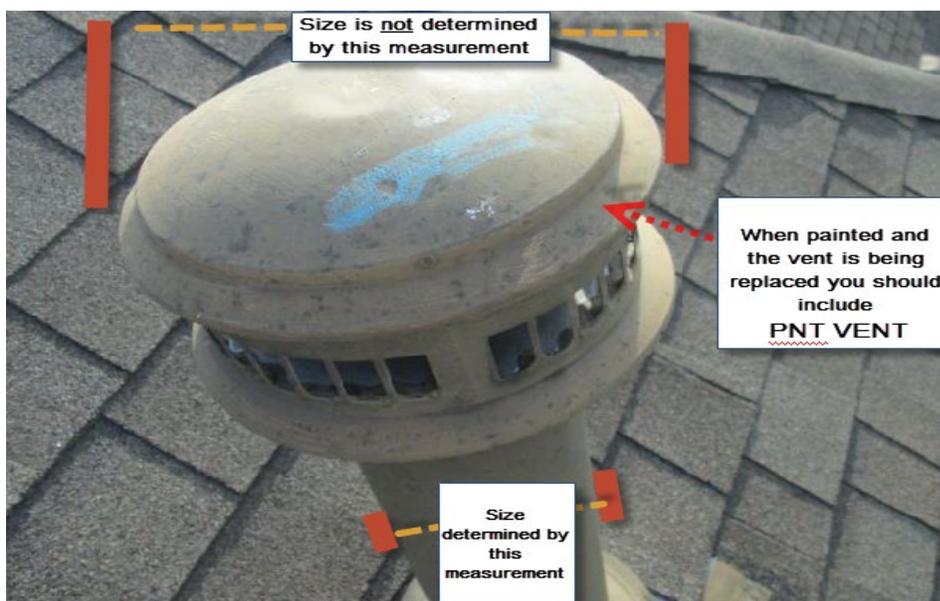
RFG VENTEC5 - for 4-5 inch pipe size

RFG VENTEC6 - for 6 inch pipe size

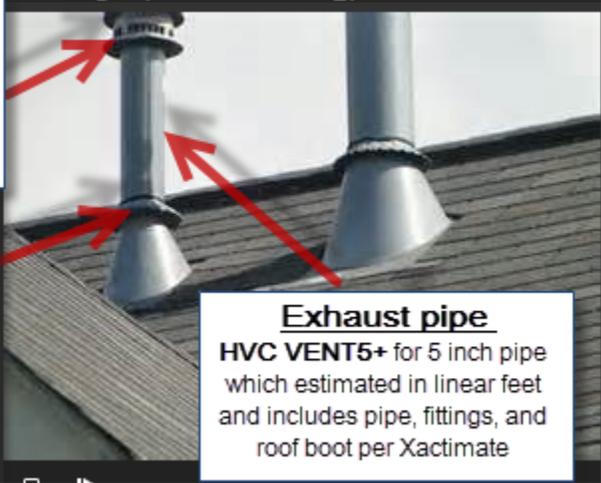
RFG VENTEC8 - for 8 inch pipe size

The activity code for vent caps should be Remove and Replace since these are not attached to the roof.

PNT VENT - When the vents being replaced are hand painted you should be including in the estimate to paint them.



The photo below shows what to use when the pipe is damaged or cap and storm collar are both damaged. Most of the time you will use RFG VENTEC5 which is a vent cap based on the pipe size of 4-5inches

<p><u>Vent cap</u> RFG VENTEC5</p>	
<p><u>Storm Collar</u> HVC VENTCP5 is the vent cap and storm collar</p>	

Exhaust pipe
HVC VENT5+ for 5 inch pipe which estimated in linear feet and includes pipe, fittings, and roof boot per Xactimate

PIPE JACKS

Pre-formed flange placed over a vent pipe to seal the roof around the vent pipe opening, made of lead, copper, rubber or metal and referred to by various terms: {pipe boot/jack, plumbing boot/jack and/or no-caulk or leads}.



Lead RFG – FLPIPEL



Copper RFG – FLPIPEC



Split Boot RFG – FLPJSB



➤ *****NOTE:** Any item that would require hand manipulation, the action should be " & " (R/R).



RFG – FLPIPE



★ Painted PNT – RJACK



Galv. RFG – FLPJ6/FLPJ8



Metal Roof--RFG - MTLRJK

As shown above, the bottom edge of the plumbing vent stack flashing/apron should always be exposed on a slope roof.

★ There will be times when the different vents may be painted. Always remember to add this entry.

OG – 75-160

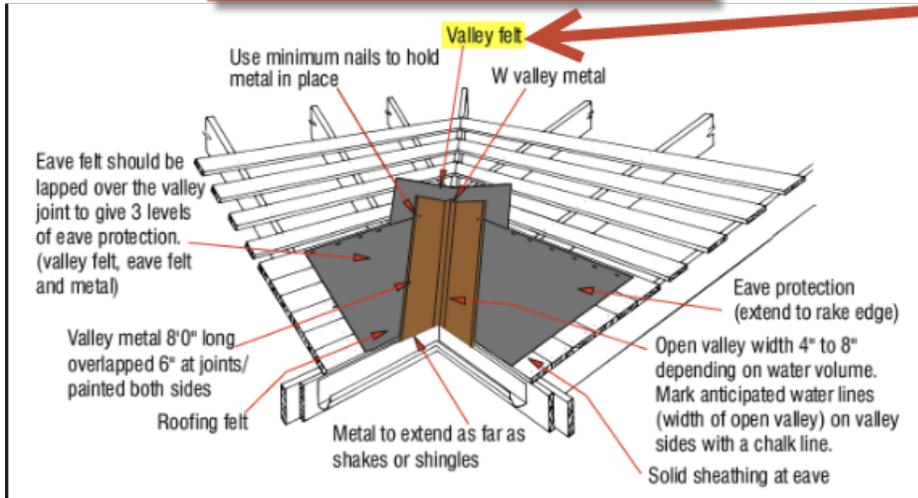
G. Other Appurtenances

Roof Vents: When a roof is damaged by a covered loss, the vents may or may not have sustained damage. A structure can have several different types of vents that could be affected by damage differently, so evaluate each vent separately, and estimate accordingly. When estimating to remove/replace roofing, Xactimate pricing includes sufficient labor to manipulate or work around undamaged roof vents without causing damage to them; therefore, replacing or detaching /resetting roof vents solely because the roof is being replaced is generally not necessary.

If estimating to remove and replace composition shingles on an entire roof or slope that contains vents (turtle, ridge, or turbine) that are also being replaced, it is not necessary to separately estimate the removal of these types of existing roof vents. These types of roof vents are fastened in much the same way as the shingles and are normally removed along with and at the same as the shingles. *****Xactimate pricing includes sufficient labor to remove these types of roof vents as the shingles are being removed. Therefore, a separate removal activity is not necessary.** Evaluate each situation based on the individual circumstances.

VALLEYS

Typical valley metal installation (open valley)



Could also use SAWM (also known as IWS). Important to check at eave.

Other valleys you may encounter:



Closed valley

Laced valley

Important to check at eave for VMTL, SAWN (IWS), and 90# felt under valley shingles.

VALLEY METAL ESTIMATICS

Typically treated as replace only when replacing entire roof. Xmate will default to R&R.

Item Information for RFGVMTL &

Definition:
Includes: Valley metal and installation labor. Labor cost to remove valley metal and to discard in a job-site waste receptacle.
Quality: 24" wide galvanized metal, 28 gauge.
Green: LEED considers valley metal to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys.
Average life expectancy 35 years
Average depreciation 2.86% per year
Maximum depreciation 100%



Print Close

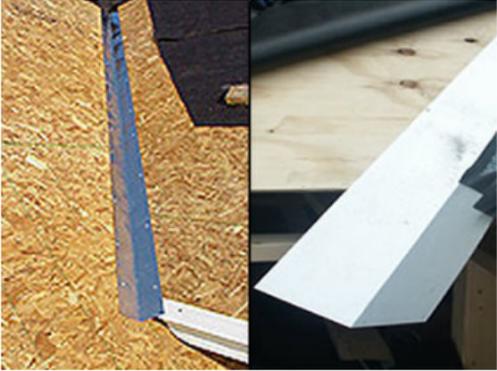
Smooth profile
24" wide

PAINTED VALLEY METAL

Same quality as RFG VMTL. Comes in various finish colors (baked on)

Item Information for RFGVMTLP +

Definition:
Includes: Valley metal and installation labor.
Quality: 24" wide galvanized metal, 28 gauge, various colors. Factory painted, baked on, or Kynar finish.
Green: LEED considers valley metal to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys.
Average life expectancy 35 years
Average depreciation 2.86% per year
Maximum depreciation 100%



Print Close

Typically treated as replace only when replacing roof.

"W" VALLEY METAL

Unpainted

Item Information for RFGVMTLW +

Definition:
Includes: Valley metal and installation labor.
Quality: 24" wide galvanized metal, 28 gauge, (W) profile.
Green: LEED considers valley metal to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys.
Average life expectancy 35 years
Average depreciation 2.86% per year
Maximum depreciation 100%



Replace only when replacing roof.

"W" profile

Print Close

Same quality as RFG MTLW with baked on finish in various colors.

Item Information for RFGVMTLWP +

Definition:
Includes: Valley metal and installation labor.
Quality: 24" wide galvanized metal, 28 gauge (W) profile, various colors. Factory painted, baked on, or Kynar finish.
Green: LEED considers valley metal to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys.
Average life expectancy 35 years
Average depreciation 2.86% per year
Maximum depreciation 100%



Replace only when replacing roof.

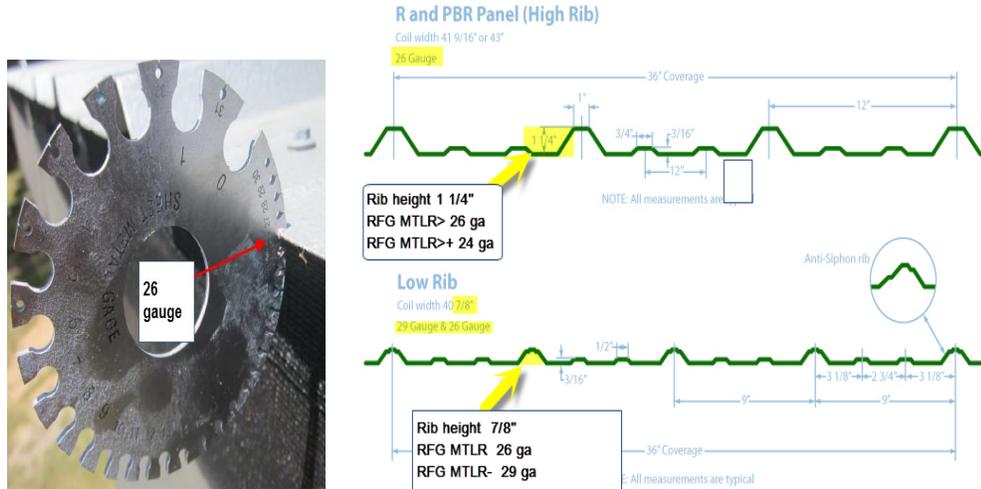
"W" profile

Print Close

METAL ROOFING/METAL BUILDINGS

1) Roof panels

First you should identify the product you have and the thickness or gauge. We recommend the use of a metal gauge similar to the one shown below. Common gauges are 29, 26 and 24. With 24 gauge being the thickest of these three. Your choices in Xactimate include corrugated metal roofing, ribbed metal roofing panels and standing seam. Ribbed panels are estimated in Xactimate based on the rib height as indicated below.





In Xactimate there are several selector codes under RFG for metal roofing. It is important that you review the quality description and make sure you are identifying the metal correctly and using the correct selector code. We have listed the descriptions for MTL and MTL+ (standing seam) for examples of quality descriptions. It is common practice for an adjuster to just choose one of these when estimating metal roofing. It is best to consider the type and gauge of the roof and consider using RFG MTLR, MTLR-, MTLR>, or MTLR>+. We have included a list of all the RFG codes that relate to metal roofing.

Item Information for RFGMTL &

Definition:
 Includes: Metal roofing sheets, roofing screws with neoprene washer, and installation labor. Labor cost to remove metal roofing and to discard in a job-site receptacle.
 Quality: Ribbed up to 1", pre-finished, 26 gauge metal panels.
 Green: LEED considers metallic roofing to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
 Note: Material component square foot pricing is based on per square foot coverage area, inclusive of typical overlap.
 Average life expectancy 75 years
 Average depreciation 1.33% per year
 Maximum depreciation 100%

Definition:

Includes: Metal roofing sheets, fasteners, and installation labor. Labor cost to remove metal roofing and to discard in a job-site receptacle.

Quality: Baked-on color finish, 26 gauge standing seam roofing.

Green: LEED considers metallic roofing to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.

Note: Material component square foot pricing is based on per square foot coverage area, inclusive of typical overlap.

Average life expectancy 75 years

Average depreciation 1.33% per year

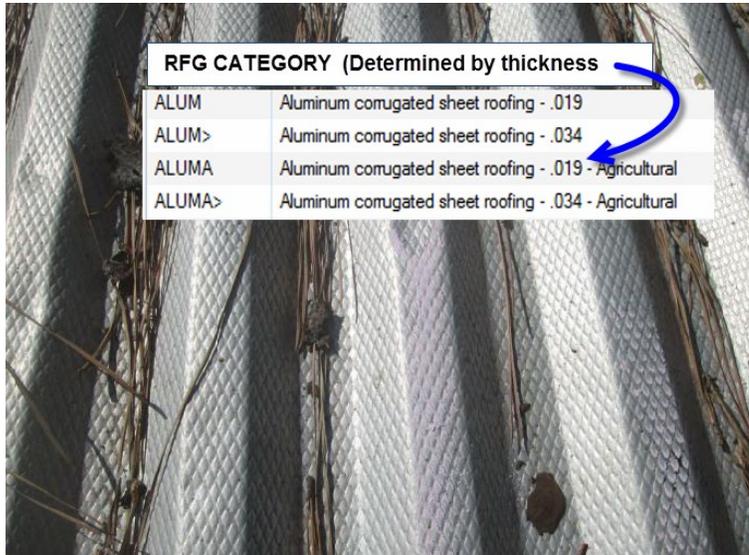
Maximum depreciation 100%



Sel	Description	RFG CATEGORY	Unit
MTL	Metal roofing		SF
MTL-	Metal roofing - Standard grade		SF
MTL+	Metal roofing - High grade		SF
MTL++	Metal roofing - Premium grade		SF
MTLC	Metal roofing - comugated - 26 gauge		SF
MTLC-	Metal roofing - comugated - 29 gauge.		SF
MTLC--	Metal roofing - comugated - 29 gauge - galv.		SF
MTLC+	Metal roofing - comugated - 24 gauge		SF
MTLCA	Metal roofing - comugated - 29 gauge - Agricultural		SF
MTLCS	Closure strips for metal roofing - inside and/or outside		LF
MTLET	Eave trim for metal roofing - 29 gauge		LF
MTLET+	Eave trim for metal roofing - 26 gauge		LF
MTLGT	Gable trim for metal roofing - 29 gauge		LF
MTLGT+	Gable trim for metal roofing - 26 gauge		LF
MTLR	Metal roofing - ribbed - 26 gauge - up to 1"		SF
MTLR-	Metal roofing - ribbed - 29 gauge - up to 1"		SF
MTLR+	Metal roofing - ribbed - 24 gauge - up to 1"		SF
MTLR>	Metal roofing - ribbed - 26 gauge - 1 1/8" to 1 1/2"		SF
MTLR>+	Metal roofing - ribbed - 24 gauge - 1 1/8" to 1 1/2"		SF
MTLRA	Metal roofing - ribbed - 29 gauge - up to 1" - Agricultural		SF
MTLREC	Ridge end cap for metal roofing		EA
MTLRJK	Neoprene pipe jack flashing for metal roofing		EA
MTLRV	Ridge vent - Metal roofing - floating ventilator		LF
MTLRV-	Ridge vent - Metal roofing - Standard grade		LF
MTLRV+	Ridge vent - Metal roofing - High grade		LF
MTLVF	Valley "W" flashing for metal roofing		LF
PAVC	Power attic vent cover only - metal		EA
RIDGM	Ridge cap - metal roofing		LF

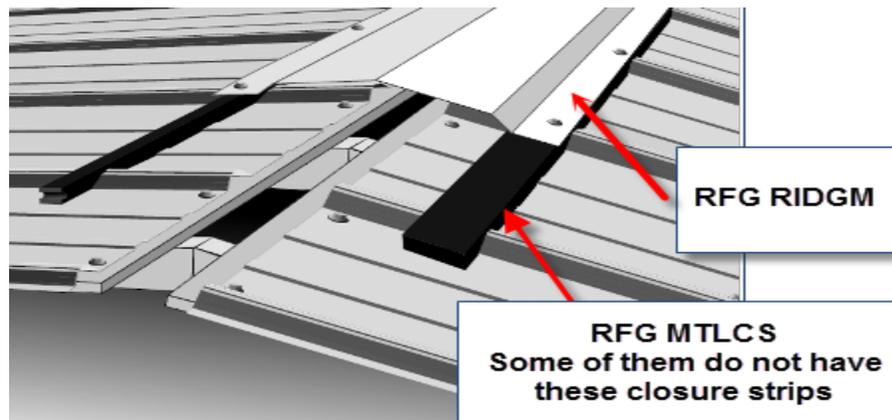
ALUMINUM SHEET ROOFING

You may see some metal sheds that have aluminum roofing similar to the photo below. Please read the description under the line item RFG ALUMA and it explains what this item is for.



2) Ridge and closure strips

Typical ridge on a metal roof is RFG RIDGM as seen below. You need to look for closure strips RFG MTLCS and include in the estimate if they are present. They are estimated by the linear foot and usually run along ridge on both slopes. You need to also verify if there are closure strips along the eave of the metal panels. Not all buildings will have closure strips.



Sometimes buildings have a venting metal ridges as seen below. Be sure you understand what each looks like, how to estimate and what is included in the line item.

Definition:

Includes: Ridge vent, closure, screws, and installation labor. Labor to remove a ridge ventilation system and to discard in a job-site waste receptacle.
 Quality: Ridge vent for metal roofing. Low/medium profile (floating ventilator) average grade.
 Green: LEED considers metallic ridge vent to be green for being manufactured with a minimum of 25% recycled product. Lighter colored products may contribute to the Heat Island Reduction credit.
 Average life expectancy 45 years
 Average depreciation 2.22% per year
 Maximum depreciation 100%

RFG MTLRV +
 RFG MTLRV
 RFG MTLRV -

3) Gable and Eave Trim

Most metal roofs have a gable trim on them that is preformed and covers the rake edge of the gable. There is also a selector code for formed eave trim. This trim typically creates a trough gutter and usually will be similar in profile to the gable trim. When estimating side walls there is an inside/outside corner trim that should be included for corners as shown below. These all come in two thicknesses in Xactimate, see below.

Metal Ridge
 RFG RIDGM

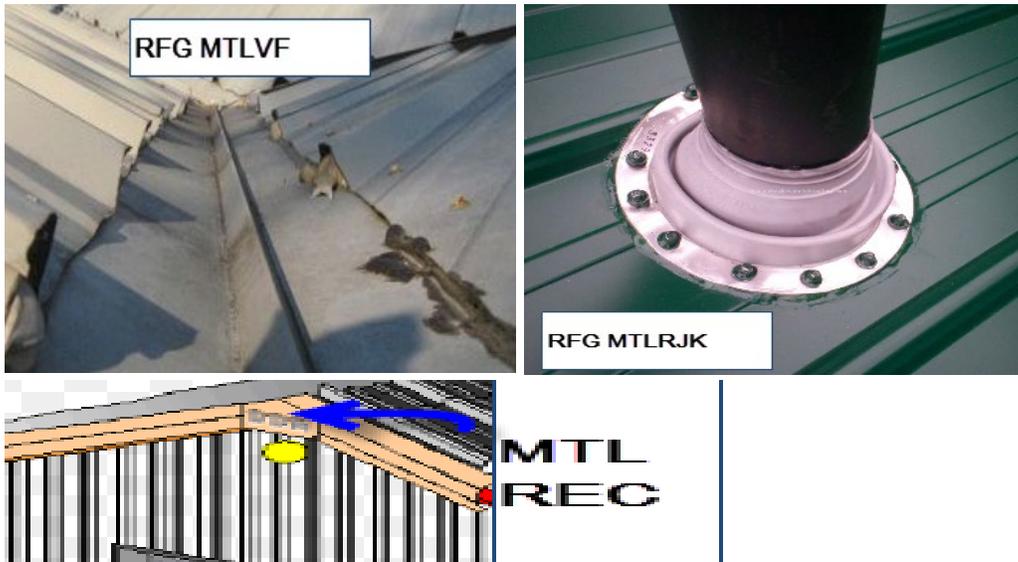
Gable Trim
 RFG MTLGT 29 ga
 RFG MTLGT+ 26 ga

Eave Trim (Formed Gutter)
 RFG MTLET 29 ga
 RFG MTLET+ 26 ga

Corner trim
 MTL PNLCR 26 ga
 MTL PNLCR- 29 ga

4) Metal Roof Appurtenances

Metal roofs have their own codes for valley metal RFG MTLVF and pipe jacks RFG MTLRJK. Sometimes there is a cap on the end of the ridge that needs to be included RFG MTLREC.



5) Estimating side walls and roofing combined on metal buildings

When estimating for damages to roof and wall panels on metal buildings you should be using selector codes from the MTL that are specifically for metal buildings. See a clip from Xactimate that explains when to use the RFG category. The material cost when compared to the same metal under the RFG category is the same, it's the labor rate that changes.

Item Information for MTLPNLR- +

Definition:

Includes: Metal sheeting, fasteners, and installation labor.
 Quality: 29 gauge, pre-finished metal building panels (up to 1" rib), for wood or metal frames.

Green: LEED considers steel panels to be green for being manufactured with a minimum of 25% recycled product. Lighter colored roofing products may contribute to the Heat Island Reduction credit.

Note: The labor type used in this item is a steel worker. This item is intended for use when replacing wall & roof panels. See items (RFG MTLR*) when replacing roof panels only. Material component square foot pricing is based on per square foot coverage area, inclusive of typical overlap.

Average life expectancy 100 years

Average depreciation 1% per year

Maximum depreciation 100%

See the list of common ribbed panels in the MTL category and the item for J-Trim. J-Trim is installed around wall openings such as doors and windows and it is not included in the square footage of the metal line item like it is with siding. If the metal J-Trim is damaged and needs to be replaced it is a separate line item in the estimate on metal buildings.

PNLJ	Metal J trim - metal building				
PNLR	Wall/roof panel - ribbed - 26 gauge - up to 1"				
PNLR-	Wall/roof panel - ribbed - 29 gauge - up to 1"	SF &		\$3.36	◆
PNLR+	Wall/roof panel - ribbed - 24 gauge - up to 1"	SF &		\$4.18	◆
PNLR>	Wall/roof panel - ribbed - 26 gauge - 1 1/8" to 1 1/2"				
PNLR>+	Wall/roof panel - ribbed - 24 gauge - 1 1/8" to 1 1/2"				
PNLRC	Wall/roof panel - ribbed - up to 1" - 26 gauge				
PNLRC-	Wall/roof panel - ribbed - to 1" - 29 gauge - Agricultural	SF &		\$2.21	
PNLRCP	Wall/roof panel - ribbed - to 1" - 29 gauge - Agr. (perf)	SF &		\$3.17	



Gauge and weight chart to use for calculating weights of metal to determine dumpster sizes and salvage.



Please note that the metal roof gauge shown in the first photo can be purchased on line and shipped to you from several different sites. We do not endorse any of them but here are a few sites to check.

<http://www.eastwood.com/sheet-metal-gauge.html>

http://www.generaltools.com/21--Sheet-Metal-Gage_p_576.html

http://www.amazon.com/gp/product/B00004T7T9/ref=oh_details_o00_s00_i00?ie=UTF8&psc=1