

# Property Inspection Report



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## JOB INFORMATION

PROPERTY TYPE	COMMERCIAL	DATE OF LOSS	
POLICY #		DATE OF CONTACT	2/27/2019
CLAIM #		INSPECTION DATE	3/2/2019
JOB #	13626	REPORT DATE	3/2/2019

REPORT ORDER BY: ROBERT MILLER, MID-COAST SERVICES

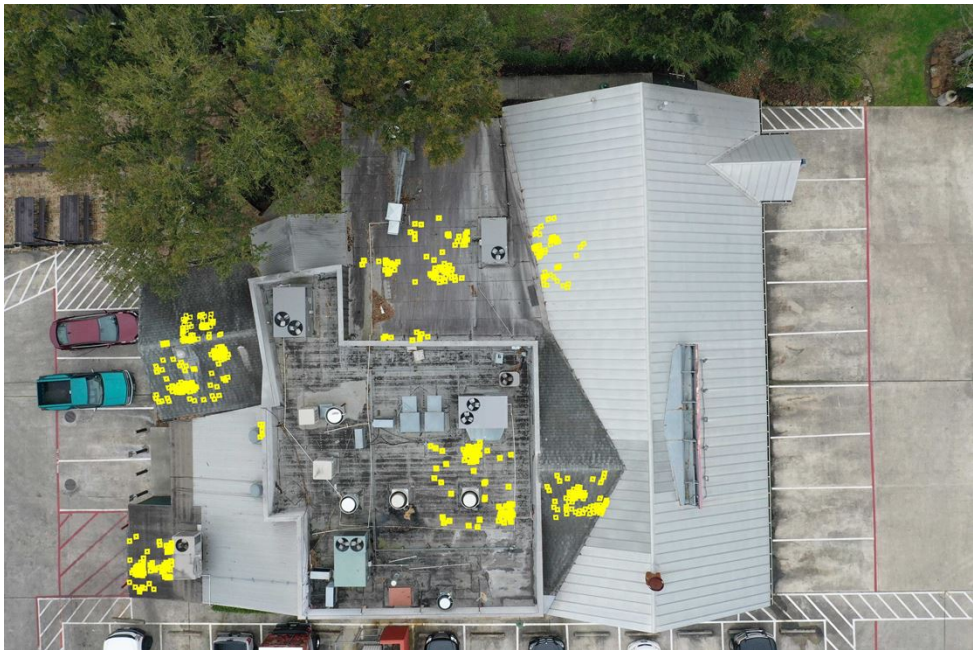
ADJUSTER:

DRONE PILOT: JUDD HUANG PILOT

REPORT MANAGER: CATHY LIU









\*The damage notations in this report provide the evidence of the possibility of actual damage. The final judgement will be subject to the policy authority.

# AERIAL IMAGE REPORT



Overview of the rooftop

## DAMAGE ANNOTATION

- |                                                                                                                                                                                              |                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   HAIL / IMPACT DAMAGE |   WIND DAMAGE |
|   MECHANICAL DAMAGE    |   OTHER       |

## FINDINGS

Hail damages are detected, as indicated below in detail.

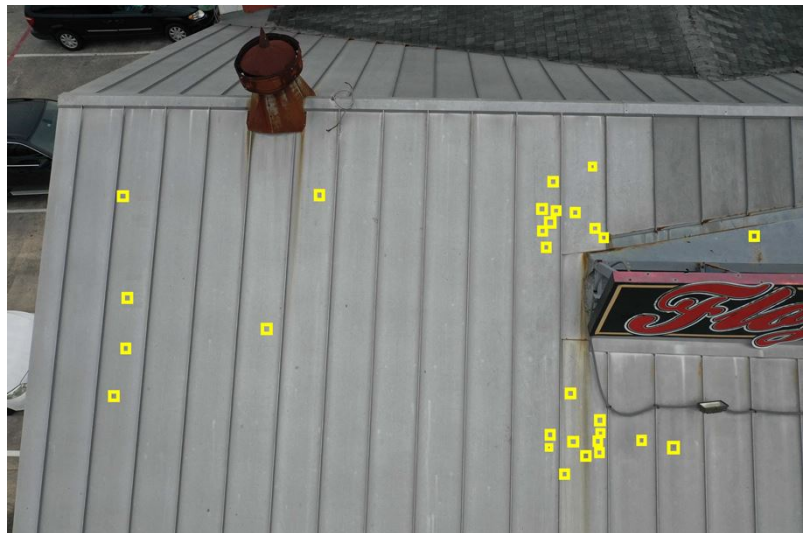
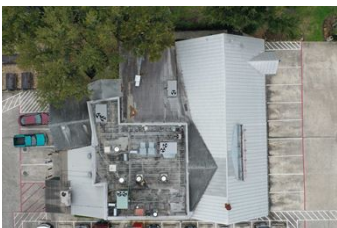
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 1. Overview of the front slope



## 2. Closeup of the front slope





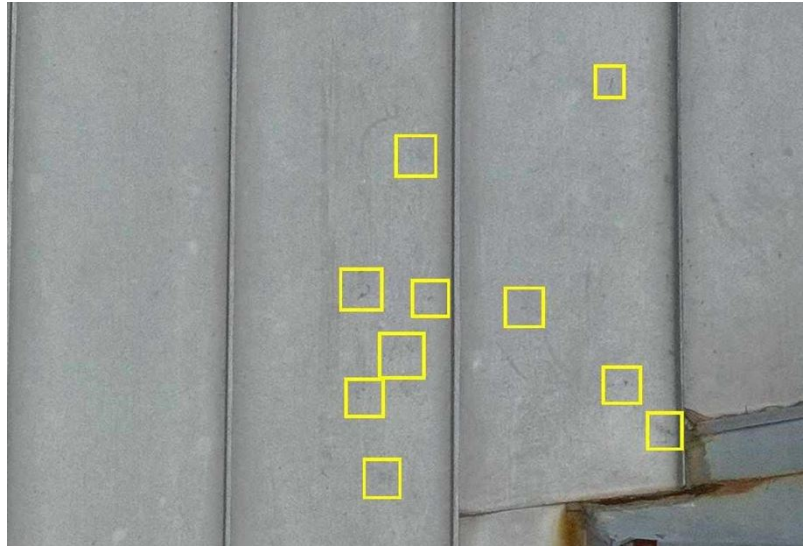
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
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## 3. Closeup of the front slope



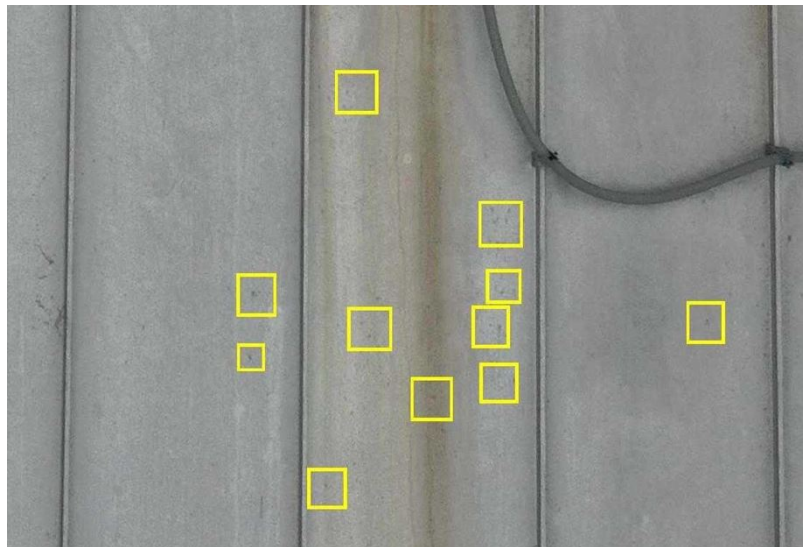
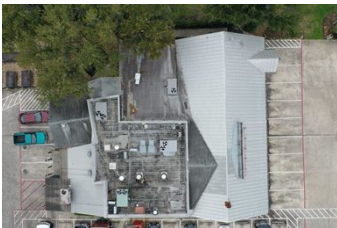
Further detail of last image



## 4. Closeup of the front slope



Further detail of image 2



# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

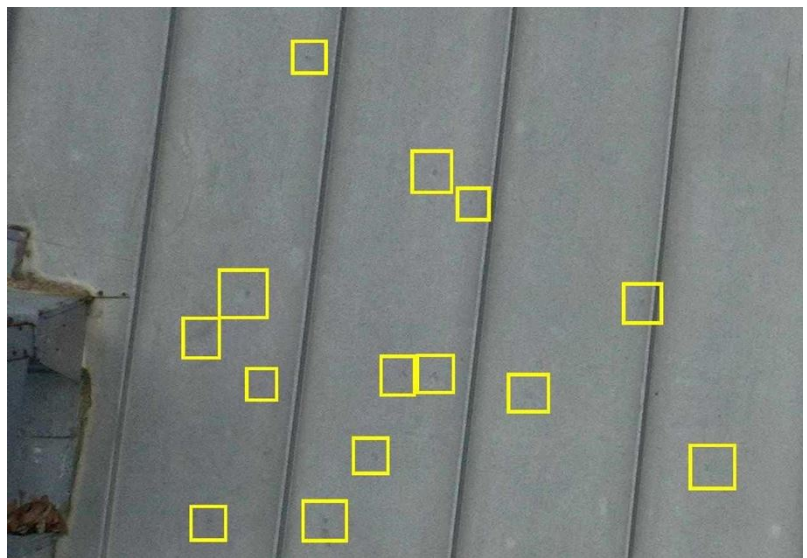
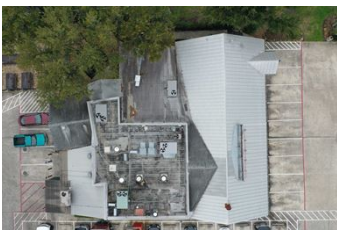
## 5. Closeup of the front slope



## 6. Closeup of the front slope



Further detail of last image



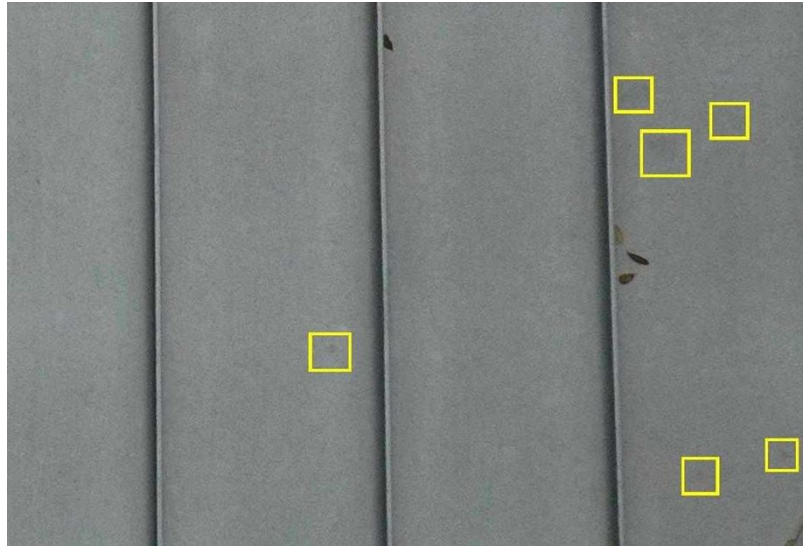
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

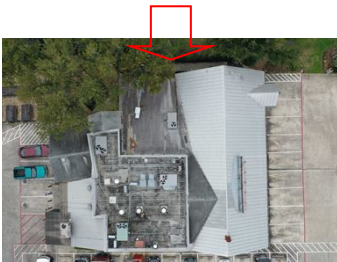
## 7. Closeup of the front slope



Further detail of image 5



## 8. Overview of the right slope

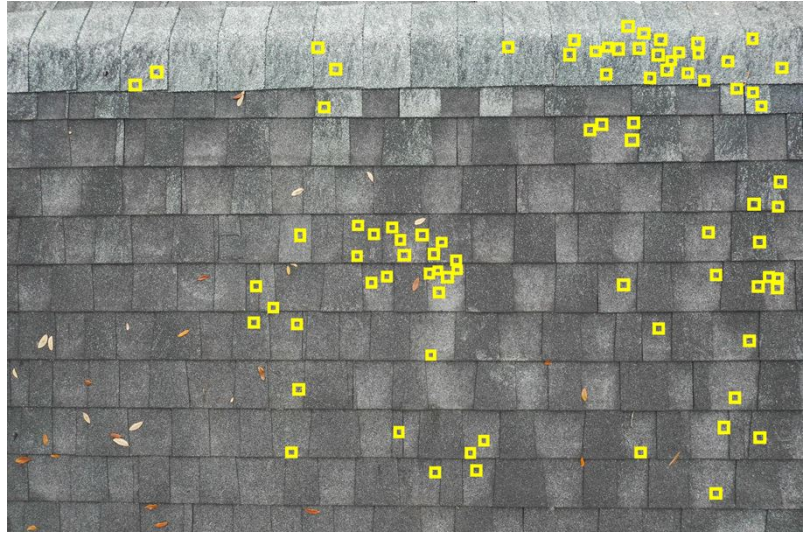




# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

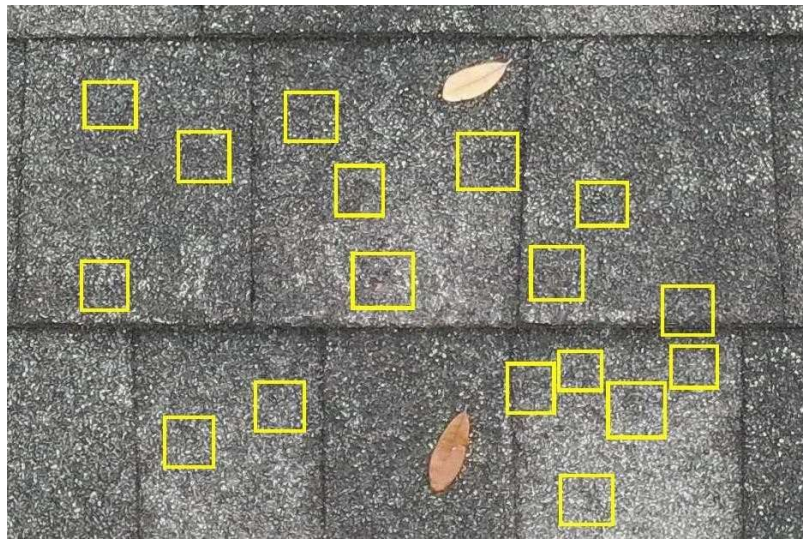
## 9. Closeup of the right slope



## 10. Closeup of the right slope



Further detail of last image





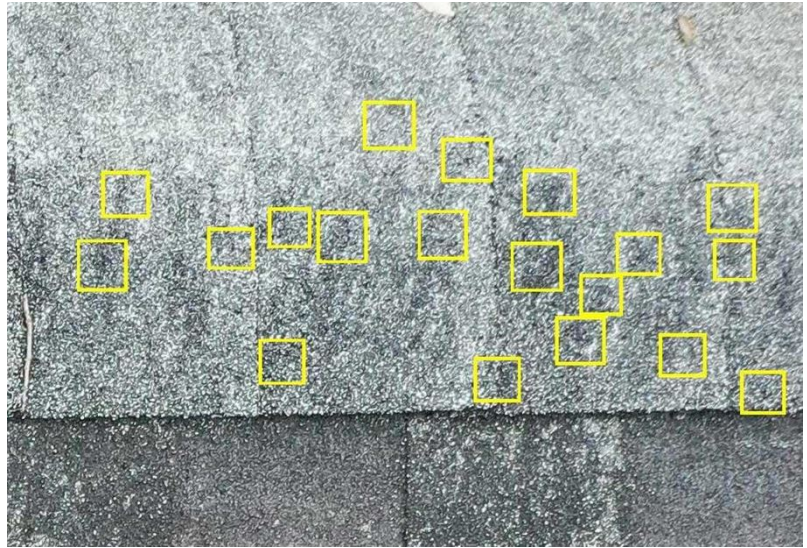
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 11. Closeup of the right slope



Further detail of image 9



## 12. Closeup of the right slope



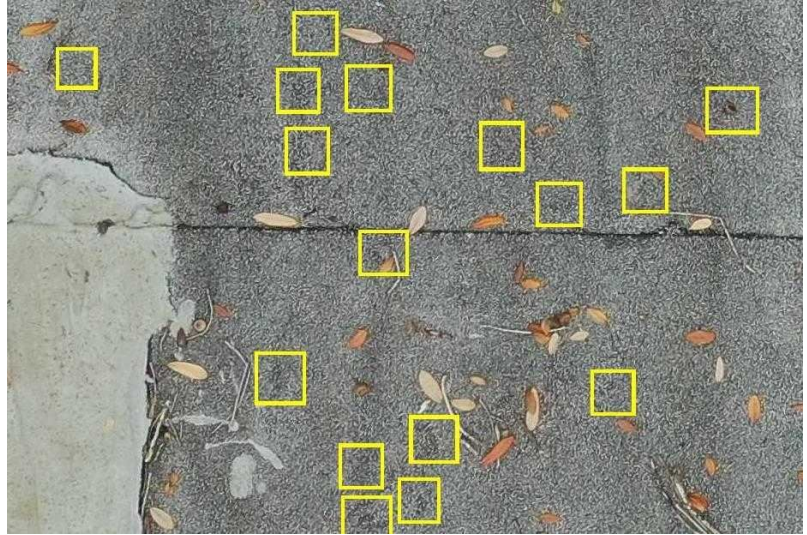
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 13. Closeup of the right slope



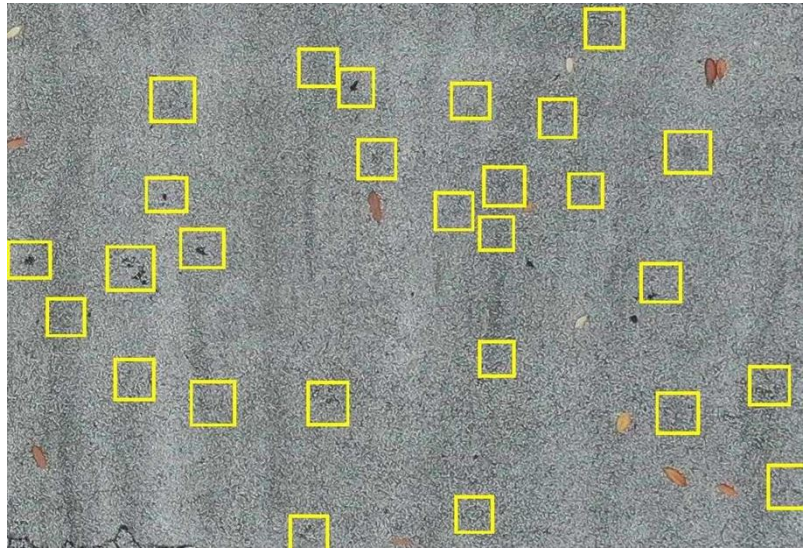
Further detail of last image



## 14. Closeup of the right slope



Further detail of image 12





# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 15. Overview of the rear slope



## 16. Closeup of the rear slope





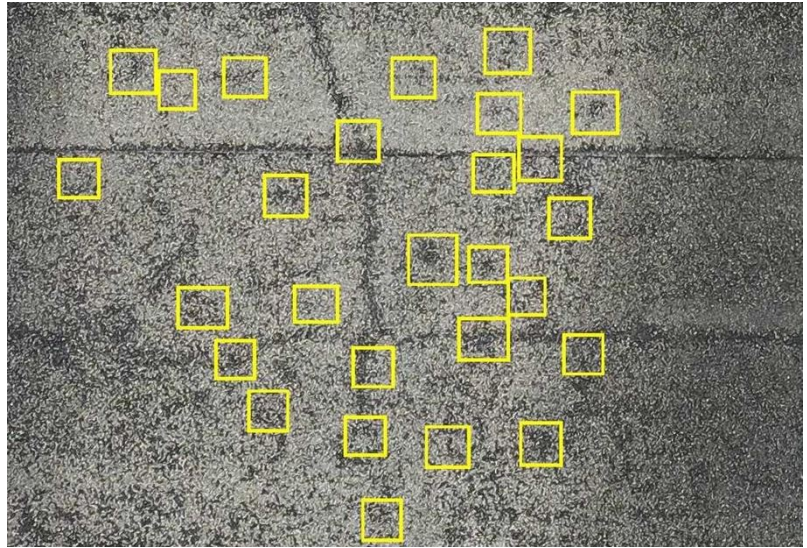
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 17. Closeup of the rear slope



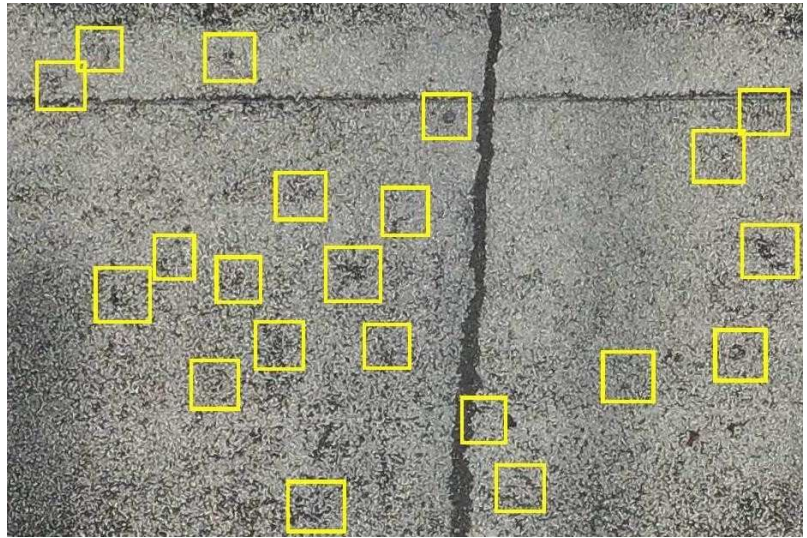
Further detail of last image



## 18. Closeup of the rear slope



Further detail of image 16



# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

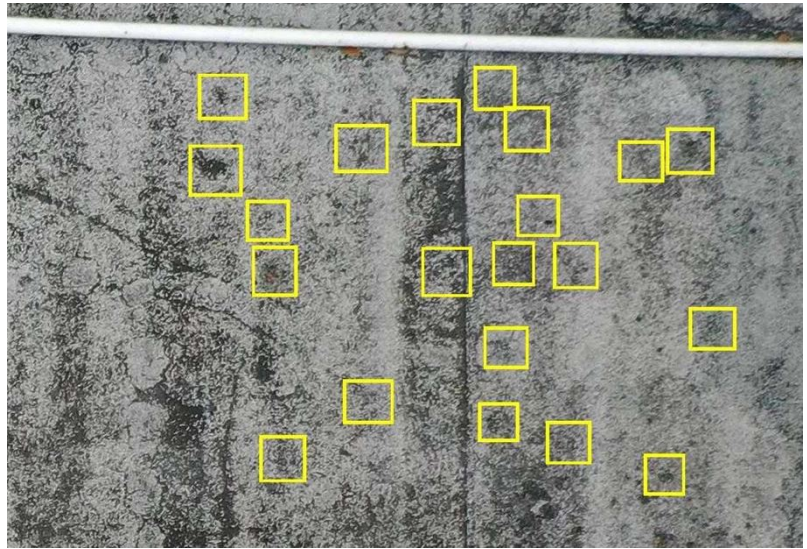
## 19. Closeup of the rear slope



## 20. Closeup of the rear slope



Further detail of last image





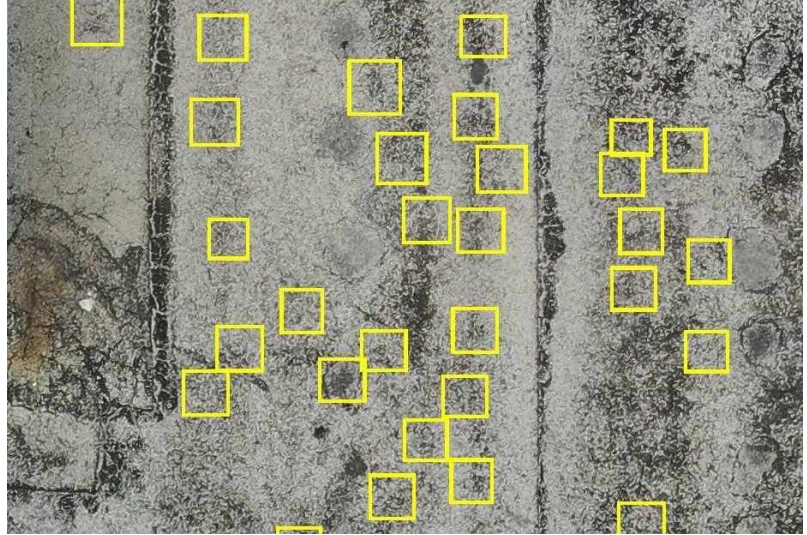
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 21. Closeup of the rear slope



Further detail of image 19



## 22. Closeup of the rear slope





# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 23. Closeup of the rear slope



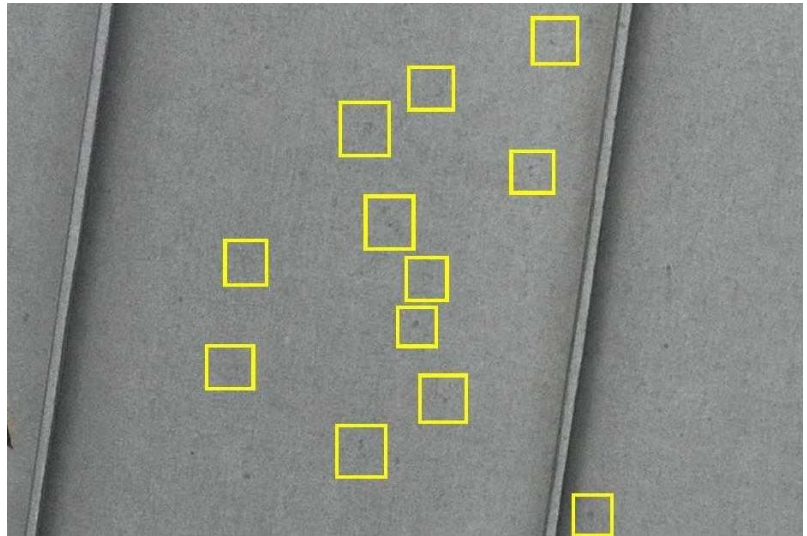
Further detail of last image



## 24. Closeup of the rear slope



Further detail of image 22



# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 25. Overview of the left slope



## 26. Closeup of the left slope





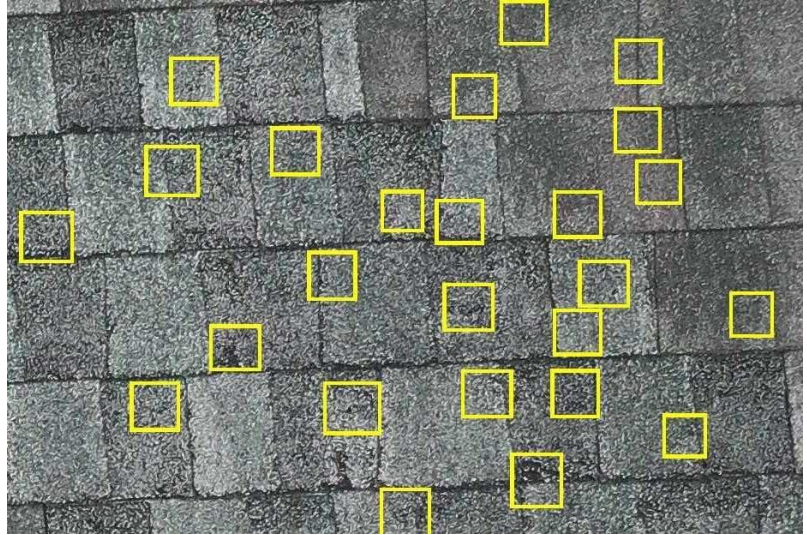
# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 27. Closeup of the left slope



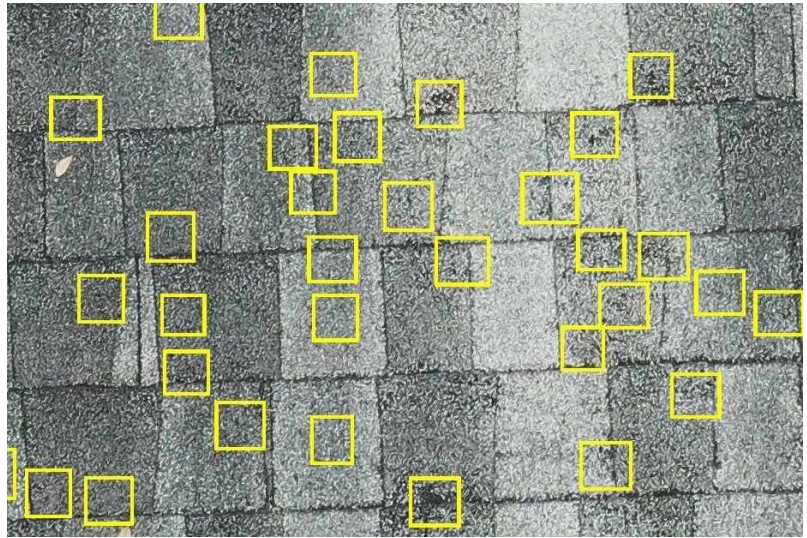
Further detail of last image



## 28. Closeup of the left slope



Further detail of image 26

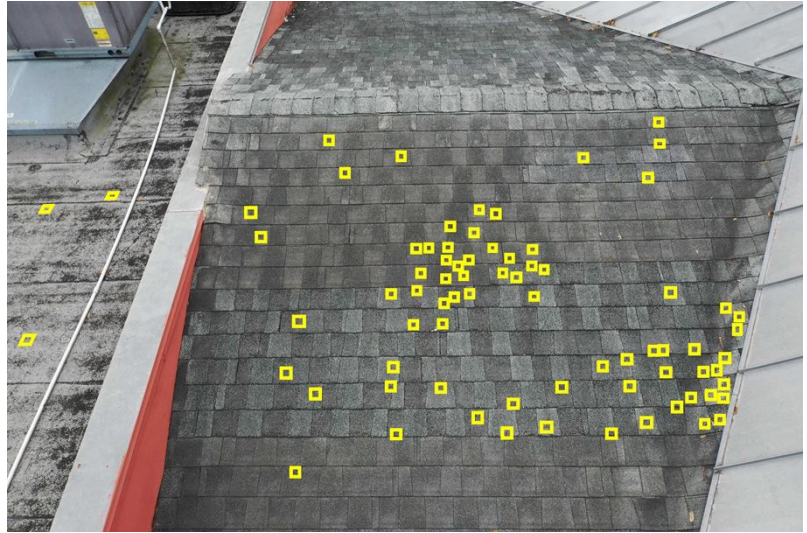




# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

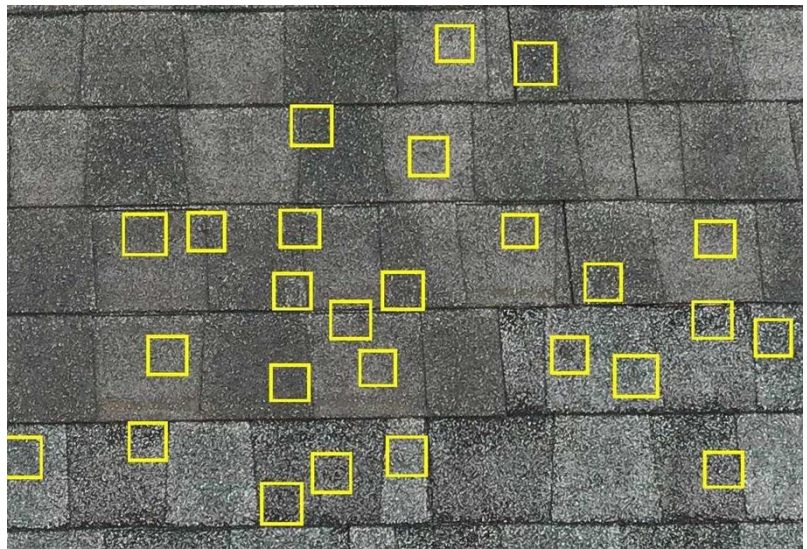
## 29. Closeup of the left slope



## 30. Closeup of the left slope



Further detail of last image



# AERIAL IMAGE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

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## 31. Closeup of the left slope



Further detail of image 29





## MEASUREMENT REPORT

WEST SIDE



EAST SIDE



NORTH SIDE

SOUTH SIDE

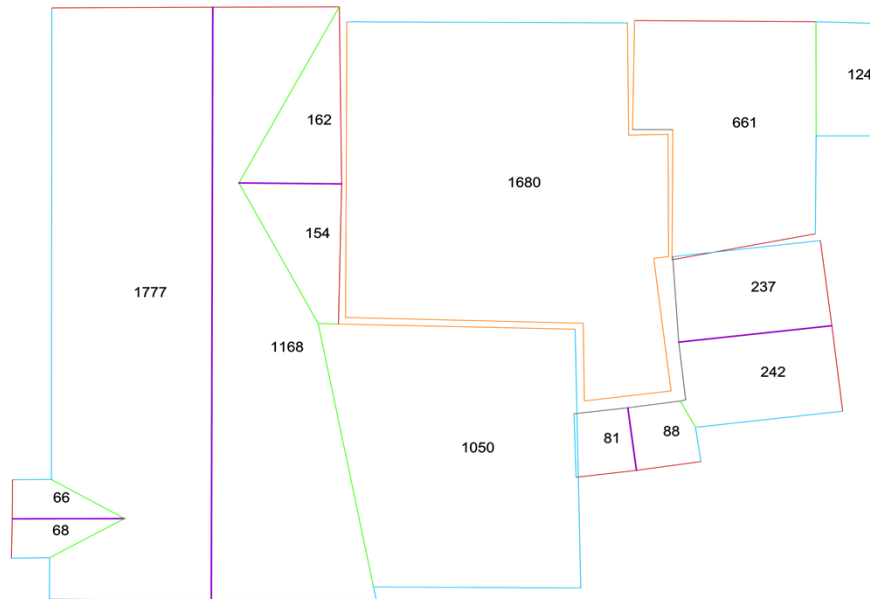
TOTAL AREA	75.57	SQ
HIGH ROOF AREA	0.00	SQ
STEEP ROOF (7 ~ 9)	0.66	SQ
STEEP ROOF (10 ~ 12)	2.36	SQ
STEEP ROOF (>12)	0.00	SQ
PRIMARY PITCH	6/12	
TOTAL FACET #	14	

RIDGE	136.41	LF
HIP	0.00	LF
VALLEY	132.86	LF
RAKE	234.07	LF
EAVE	274.68	LF
HEADWALL FLASHING	212.08	LF
STEP FLASHING	44.29	LF
DRIP	508.75	LF



# MEASUREMENT REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

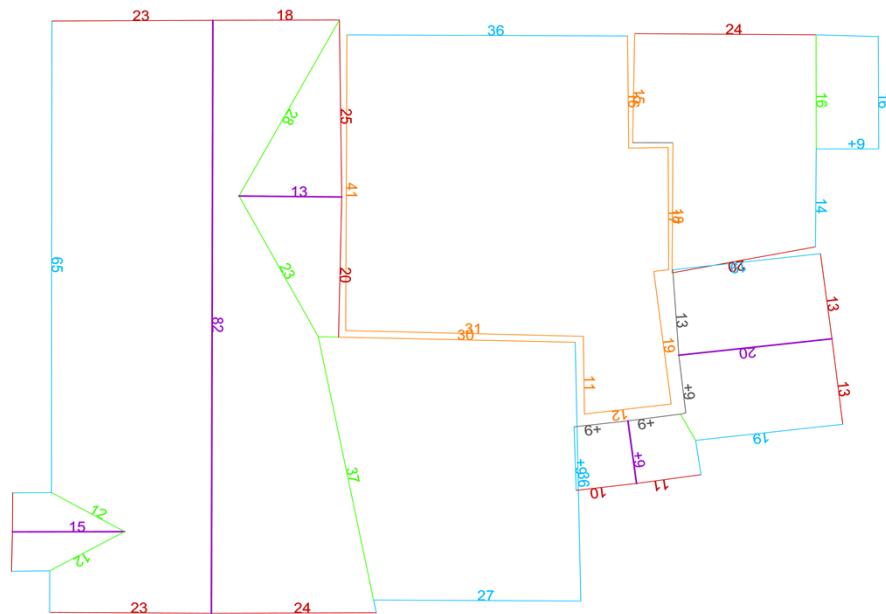


## ROOF AREA DIAGRAM

TOTAL AREA	75.57	SQ	RIDGE	136.41	LF
HIGH ROOF AREA	0.00	SQ	HIP	0.00	LF
STEEP ROOF (7 ~ 9)	0.66	SQ	VALLEY	132.86	LF
STEEP ROOF (10 ~ 12)	2.36	SQ	RAKE	234.07	LF
STEEP ROOF (>12)	0.00	SQ	EAVE	274.68	LF
PRIMARY PITCH	6/12		HEADWALL FLASHING	212.08	LF
			STEP FLASHING	44.29	LF
TOTAL FACET #	14		DRIP	508.75	LF

# MEASUREMENT REPORT

JOB #:13626  
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PEARLAND, TX 77581



## ROOF LENGTH DIAGRAM

TOTAL AREA	75.57	SQ	RIDGE	136.41	LF
HIGH ROOF AREA	0.00	SQ	HIP	0.00	LF
STEEP ROOF (7 ~ 9)	0.66	SQ	VALLEY	132.86	LF
STEEP ROOF (10 ~ 12)	2.36	SQ	RAKE	234.07	LF
STEEP ROOF (>12)	0.00	SQ	EAVE	274.68	LF
PRIMARY PITCH	6/12		HEADWALL FLASHING	212.08	LF
			STEP FLASHING	44.29	LF
TOTAL FACET #	14		DRIP	508.75	LF





# MEASUREMENT REPORT

JOB #:13626  
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## WASTE CALCULATION TABLE

		5%	7%	10%	15%	17%	20%	22%
<b>Struct.1</b>	Area (SF)	7,935	8,086	8,312	8,690	8,841	9,068	9,219
	Area (SQ)	79.35	80.86	83.12	86.90	88.41	90.68	92.19

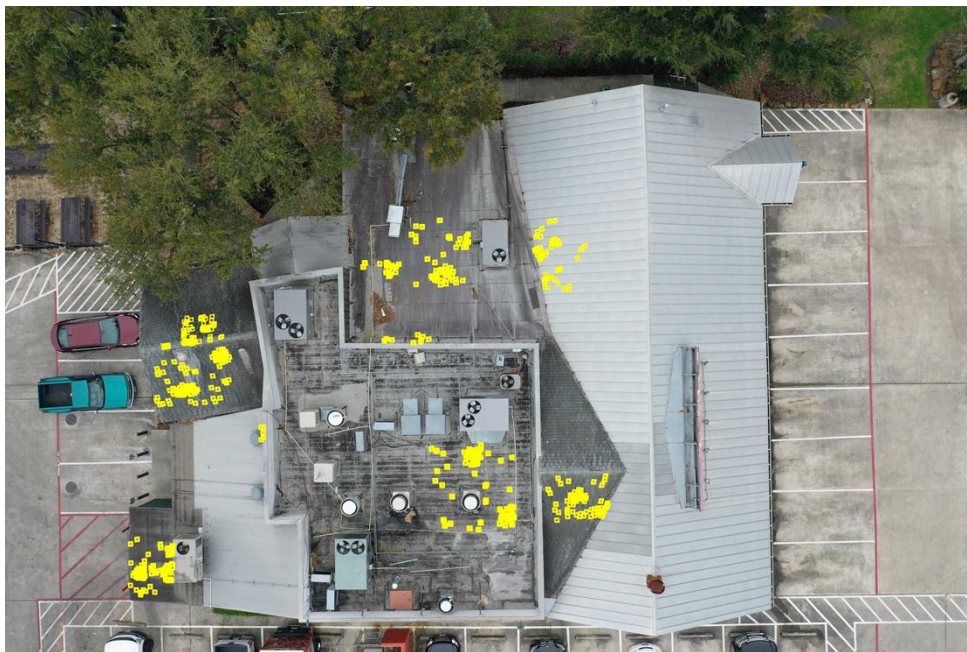
## AREA PER PITCH

	Roof Pitch	1-3	4-6	7-9	10-12	>12
<b>Struct.1</b>	Area (SF)	3,169	4,085	66	236	0
	% of Roof	41.9%	54.1%	0.9%	3.1%	0.0%



## ESTIMATE REPORT

THE FOLLOWING ESTIMATE REPORT IS GENERATED FROM XACTIMATE, BASED ON THE INPUT FED BY THE INSPECTION DATA, WITH THE ASSUMPTION OF A FULL ROOF REPLACEMENT OF THE RISK. THE POLICY PROVIDER MAY REDUCE ANY PAYMENT SUGGESTED BY THIS ESTIMATE OR MAKE ANY ADJUSTMENT ACCORDING TO THE POLICY. THIS ESTIMATE DOES NOT SUPERSEDE THE POLICY. IT IS NOT AN AUTHORIZATION OF A FULL REPLACEMENT.



# ESTIMATE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

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Insured:  
Property: 1300 E Broadway St  
Pearland, TX 77581

**Claim Number:**                      **Policy Number:**                      **Type of Loss:** OTHERS

Date Contacted: 3/1/2019  
Date of Loss: 2/26/2019                      Date Received: 2/26/2019  
Date Inspected: 3/1/2019                      Date Entered: 2/26/2019

Price List: TXGA8X\_MAR19  
Restoration/Service/Remodel  
Estimate: 13626



# ESTIMATE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## 13626 MAIN STRUCTURE ROOF

### ALL

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. R & R Metal roofing	3,079.00 SF	4.15	348.00	2,625.17	15,751.02	(0.00)	15,751.02
2. R & R Modified bitumen roof	28.54 SQ	352.60	226.53	2,057.95	12,347.68	(0.00)	12,347.68
3. R & R Aluminum corrugated sheet roofing - .019	830.00 SF	4.20	97.92	716.78	4,300.70	(0.00)	4,300.70
4. Tear off, haul and dispose of comp. shingles - Laminated	7.94 SQ	47.06	0.00	74.73	448.39	(0.00)	448.39
5. Laminated - comp. shingle rfg. - w/ felt	9.33 SQ	186.48	81.48	364.27	2,185.60	(0.00)	2,185.60
6. Remove Additional charge for steep roof - 7/12 to 9/12 slope	0.66 SQ	11.91	0.00	1.57	9.43	(0.00)	9.43
7. Additional charge for steep roof - 7/12 to 9/12 slope	0.66 SQ	24.55	0.00	3.24	19.44	(0.00)	19.44
8. Remove Additional charge for steep roof - 10/12 - 12/12 slope	2.36 SQ	18.72	0.00	8.84	53.02	(0.00)	53.02
9. Additional charge for steep roof - 10/12 - 12/12 slope	2.36 SQ	38.57	0.00	18.21	109.24	(0.00)	109.24
10. R & R Ridge cap - composition shingles	136.41 LF	4.51	10.47	125.14	750.81	(0.00)	750.81
11. Drip edge/gutter apron	508.75 LF	1.67	33.16	176.55	1,059.32	(0.00)	1,059.32
12. Haul debris - per pickup truck load - including dump fees	1.00 EA	118.47	0.00	23.69	142.16	(0.00)	142.16
13. Fall protection harness and lanyard - per person*	6.00 EA	8.00	0.00	9.60	57.60	(0.00)	57.60
14. Asphalt starter - laminated double layer starter	274.68 LF	3.40	43.06	195.39	1,172.36	(0.00)	1,172.36
15. Step flashing	44.29 LF	6.31	4.93	56.88	341.28	(0.00)	341.28
16. Counterflashing - Apron flashing	212.08 LF	6.36	22.05	274.18	1,645.05	(0.00)	1,645.05
17. Digital satellite system - Detach & reset	1.00 EA	27.07	0.00	5.41	32.48	(0.00)	32.48
18. Digital satellite system - alignment and calibration only	1.00 EA	81.21	0.00	16.24	97.45	(0.00)	97.45
19. R & R Flashing - pipe jack	3.00 EA	33.15	2.38	20.37	122.20	(0.00)	122.20
20. R & R Exhaust cap - through roof - 6" to 8"	3.00 EA	68.71	8.17	42.86	257.16	(0.00)	257.16
21. R & R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.11	3.30	25.50	153.02	(0.00)	153.02
22. Roof mount power attic vent	3.00 EA	386.81	27.58	237.60	1,425.61	(0.00)	1,425.61
<b>Totals: ALL</b>			<b>909.01</b>	<b>7,080.17</b>	<b>42,481.03</b>	<b>0.00</b>	<b>42,481.03</b>
<b>Total: ROOF</b>			<b>909.01</b>	<b>7,080.17</b>	<b>42,481.03</b>	<b>0.00</b>	<b>42,481.03</b>
<b>Total: MAIN DWELLING</b>			<b>909.01</b>	<b>7,080.17</b>	<b>42,481.03</b>	<b>0.00</b>	<b>42,481.03</b>
<b>Line Item Totals: 13626</b>			<b>909.01</b>	<b>7,080.17</b>	<b>42,481.03</b>	<b>0.00</b>	<b>42,481.03</b>

ESTIMATE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

Summary for Structure

Line Item Total	34,491.85
Material Sales Tax	909.01
Subtotal	35,400.86
Overhead	3,540.09
Profit	3,540.09
Replacement Cost Value	\$42,481.04
Net Claim	\$42,481.04



# ESTIMATE REPORT

JOB #:13626  
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## 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	3,540.09	3,540.09	909.01	0.00	0.00	0.00	0.00	0.00
Total	3,540.09	3,540.09	909.01	0.00	0.00	0.00	0.00	0.00

# ESTIMATE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## Recap by Room

Estimate: 13626		
Area: MAIN DWELLING		
Area: ROOF		
ALL	34,491.85	100.00%
<hr/>		
Area Subtotal: ROOF	34,491.85	100.00%
<hr/>		
Area Subtotal: MAIN DWELLING	34,491.85	100.00%
<hr/>		
Subtotal of Areas	34,491.85	100.00%
<hr/>		
Total	34,491.85	100.00%

# ESTIMATE REPORT

JOB #:13626  
1300 E BROADWAY ST  
PEARLAND, TX 77581

## Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	3,710.98	8.74%
ELECTRICAL - SPECIAL SYSTEMS	108.28	0.25%
HEAT, VENT & AIR CONDITIONING	1,266.39	2.98%
ROOFING	29,358.20	69.11%
SCAFFOLDING	48.00	0.11%
O&P Items Subtotal	34,491.85	81.19%
Material Sales Tax	909.01	2.14%
Overhead	3,540.09	8.33%
Profit	3,540.09	8.33%
Total	42,481.04	100.00%