

Peter T. Ridulfo, LLC

4255 S. Buckley Road
Suite 272
Aurora, CO 80013
(303) 353-0867

Client: Manchester Place Condominiums

Operator: PETER129

Estimator: Peter Ridulfo

Business: (954) 445-4646

Business: 4255 S Buckley Rd. Suite 272
Aurora, CO 80013

Type of Estimate: HAIL & WIND

Date Entered: 3/14/2017

Date Assigned:

Price List: CODE8X_DEC13

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2017-03-14-2243

Peter T. Ridulfo, LLC

4255 S. Buckley Road
 Suite 272
 Aurora, CO 80013
 (303) 353-0867

2017-03-14-2243**Roof 15504**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. R&R Single ply membrane - Mechanically attached - 60 mil	62.00 SQ	420.84	907.06	26,999.14	(0.00)	26,999.14
2. Glass mat gypsum - 1/4" - primed	62.00 SQ	164.08	374.36	10,547.32	(0.00)	10,547.32
3. Remove Insulation - ISO board, 3"	62.00 SQ	34.00	0.00	2,108.00	(0.00)	2,108.00
4. Insulation - ISO board, 3"	62.00 SQ	299.00	780.02	19,318.02	(0.00)	19,318.02
5. Insulation - ISO board, 3"	62.00 SQ	299.00	780.02	19,318.02	(0.00)	19,318.02
6. R&R Flash parapet wall only - PVC/TPO	520.00 LF	14.70	225.68	7,869.68	(0.00)	7,869.68
7. R&R Roof scupper - aluminum	6.00 EA	165.60	79.20	1,072.80	(0.00)	1,072.80
Totals: Roof 15504			3,146.34	87,232.98	0.00	87,232.98

Roof 15554

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
8. R&R Single ply membrane - Mechanically attached - 60 mil	62.00 SQ	420.84	907.06	26,999.14	(0.00)	26,999.14
9. Glass mat gypsum - 1/4" - primed	62.00 SQ	164.08	374.36	10,547.32	(0.00)	10,547.32
10. Remove Insulation - ISO board, 3"	62.00 SQ	34.00	0.00	2,108.00	(0.00)	2,108.00
11. Insulation - ISO board, 3"	62.00 SQ	299.00	780.02	19,318.02	(0.00)	19,318.02
12. Insulation - ISO board, 3"	62.00 SQ	299.00	780.02	19,318.02	(0.00)	19,318.02
13. R&R Flash parapet wall only - PVC/TPO	520.00 LF	14.70	225.68	7,869.68	(0.00)	7,869.68
14. R&R Roof scupper - aluminum	6.00 EA	165.60	79.20	1,072.80	(0.00)	1,072.80
Totals: Roof 15554			3,146.34	87,232.98	0.00	87,232.98

Roof 15564

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
15. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
16. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
17. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
18. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
19. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
20. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
21. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82

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CONTINUED - Roof 15564

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
22. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
23. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
24. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35
25. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
26. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
27. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
28. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
29. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67
30. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
31. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
32. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06
33. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 15564			803.46	25,576.04	0.00	25,576.04

Roof 15574

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
34. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
35. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
36. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
37. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
38. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
39. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
40. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82
41. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
42. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
43. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35
44. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
45. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
46. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
47. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
48. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67

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CONTINUED - Roof 15574

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
49. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
50. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
51. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06
52. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 15574			803.46	25,576.04	0.00	25,576.04

Roof 15594

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
53. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
54. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
55. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
56. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
57. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
58. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
59. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82
60. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
61. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
62. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35
63. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
64. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
65. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
66. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
67. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67
68. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
69. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
70. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06
71. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 15594			803.46	25,576.04	0.00	25,576.04

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Roof 1379

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
72. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
73. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
74. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
75. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
76. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
77. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
78. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82
79. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
80. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
81. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35
82. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
83. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
84. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
85. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
86. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67
87. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
88. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
89. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06
90. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 1379			803.46	25,576.04	0.00	25,576.04

Roof 1389

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
91. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
92. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
93. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
94. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
95. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
96. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
97. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82
98. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
99. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
100. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35

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CONTINUED - Roof 1389

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
101. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
102. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
103. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
104. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
105. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67
106. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
107. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
108. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06
109. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 1389			803.46	25,576.04	0.00	25,576.04

Roof 1399

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
110. Remove Laminated - comp. shingle rfg. - w/ felt	46.07 SQ	51.79	0.00	2,385.97	(0.00)	2,385.97
111. Laminated - comp. shingle rfg. - w/ felt	54.33 SQ	208.67	595.78	11,932.82	(0.00)	11,932.82
112. Remove Additional charge for high roof (2 stories or greater)	46.07 SQ	4.91	0.00	226.20	(0.00)	226.20
113. Additional charge for high roof (2 stories or greater)	54.33 SQ	12.86	0.00	698.68	(0.00)	698.68
114. Remove Additional charge for steep roof greater than 12/12 slope	19.00 SQ	22.91	0.00	435.29	(0.00)	435.29
115. Additional charge for steep roof greater than 12/12 slope	22.66 SQ	57.85	0.00	1,310.88	(0.00)	1,310.88
116. R&R Ridge cap - composition shingles	183.00 LF	5.88	21.78	1,097.82	(0.00)	1,097.82
117. R&R Valley metal	52.00 LF	4.45	8.53	239.93	(0.00)	239.93
118. R&R Flashing - L flashing - color finish	50.00 LF	4.29	10.55	225.05	(0.00)	225.05
119. Step flashing	50.00 LF	7.34	8.35	375.35	(0.00)	375.35
120. Add for adhesive application - comp shingle - Mansard*	22.67 SQ	38.87	4.85	886.03	(0.00)	886.03
121. Two ladders with jacks and plank (per week)	1.00 WK	322.00	0.00	322.00	(0.00)	322.00
122. Ice & water shield	1,524.00 SF	1.65	62.48	2,577.08	(0.00)	2,577.08
123. R&R Gutter / downspout - aluminum - up to 5"	254.00 LF	5.26	52.83	1,388.87	(0.00)	1,388.87
124. Prime & paint gutter / downspout	254.00 LF	1.08	6.35	280.67	(0.00)	280.67
125. R&R Flashing - pipe jack	9.00 EA	32.44	5.16	297.12	(0.00)	297.12
126. R&R Roof vent - turtle type - Metal	12.00 EA	50.33	18.07	622.03	(0.00)	622.03
127. R&R Furnace vent - rain cap and storm collar, 5"	2.00 EA	62.70	3.66	129.06	(0.00)	129.06

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CONTINUED - Roof 1399

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
128. R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	70.06	5.07	145.19	(0.00)	145.19
Totals: Roof 1399			803.46	25,576.04	0.00	25,576.04
Line Item Totals: 2017-03-14-2243			11,113.44	327,922.20	0.00	327,922.20

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Summary

Line Item Total	316,808.76
Material Sales Tax	11,113.44
Replacement Cost Value	\$327,922.20
Net Claim	\$327,922.20

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Recap by Category

Items	Total	%
GENERAL DEMOLITION	36,380.30	11.09%
HEAT, VENT & AIR CONDITIONING	1,377.12	0.42%
PAINTING	1,645.92	0.50%
ROOFING	268,097.26	81.76%
SCAFFOLDING	1,932.00	0.59%
SOFFIT, FASCIA, & GUTTER	7,376.16	2.25%
Subtotal	316,808.76	96.61%
Material Sales Tax	11,113.44	3.39%
Total	327,922.20	100.00%

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