



CoreLogic®



RCT Express

Roof Styles and Materials Reference Guide

Version 4.x

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Roof

Use roof materials to define the roof finishes, shape, style, dormers, and specialty items like cupolas and skylights.

"Roof Style/Slope" on the next page	Specify the style (type) and pitch of the roof on the home.
"Roof Shape" on page 20	Enter the percentage of the roof that is standard and/or elaborate.
"Roof Cover" on page 25	Enter the total percentage of each roof covering found on the home.
"Roof Specialties" on page 83	Enter the total percentage or square footage of the roof specialty items like cupolas and skylights.
"Roof Dormers" on page 106	Enter the total linear footage of each type of dormer found on the home.

Roof Style/Slope

The available for roof styles/slopes are listed below.

Enter the percentage of each roof style/slope found on the home.



"Flat" on page 4



"Mansard" on page 5



"Gable, Slight Pitch" on page 6



"Gable, Moderate Pitch" on page 7



"Gable, Steep Pitch" on page 8



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"Turret, Slight Pitch" on page 10



"Turret, Moderate Pitch" on page 11



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"Hip, Slight Pitch" on page 14



"Hip, Steep Pitch" on page 15



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MMH roof styles/slopes:

"MMH, Gable, Slight Pitch" on page 17

"MMH, Gable, Moderate Pitch" on page 18

"MMH, Gable, Steep Pitch" on page 19

Flat



A roof style where the framing is flat. Typically, a flat roof has no visible pitch or slope to it.

Enter a percentage between 0 and 100.

Mansard



A mansard roof is a hip roof that has two pitches/slopes on all sides of the roof, with the lower pitch/slope being steeper than the upper pitch/slope.

Enter a percentage between 0 and 100.

Gable, Slight Pitch



A gable roof has an equal pitch/slope on each side of the ridge. Typically, a slight pitched gable has an equal 1:12 to 3:12 pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

Gable, Moderate Pitch



A gable roof has an equal pitch/slope on each side of the ridge. Typically, a moderate pitched gable has an equal 4:12 to 7:12 pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

Gable, Steep Pitch



A gable roof has an equal pitch/slope on each side of the ridge. Typically, a steep pitch gable has an equal 8:12 or greater pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

Shed



A roof style that has a low, single pitch/slope to it.

Enter a percentage between 0 and 100.

Turret, Slight Pitch



A turret is a small tower extending above a structure. The base of the turret is usually round with a conical top that forms the roof. Typically, a slight pitch turret has a 1:12 to 3:12 pitch/slope.

Enter a percentage between 0 and 100.

Turret, Moderate Pitch



A turret is a small tower extending above a structure. The base of the turret is usually round with a conical top that forms the roof. Typically, a moderate pitch turret has a 4:12 to 7:12 pitch/slope.

Enter a percentage between 0 and 100.

Turret, Steep Pitch



A turret is a small tower extending above a structure. The base of the turret is usually round with a conical top that forms the roof. Typically, a steep pitch turret has a 8:12 or higher pitch/slope.

Enter a percentage between 0 and 100.

Gambrel



A gambrel roof has two pitches/slopes on each side of the ridge, with the bottom pitch/slope being a sharper angle than the upper pitch/slope.

Enter a percentage between 0 and 100.

Hip, Slight Pitch



A hip roof has sloping inclined ends as well as sloping sides. Typically, a slight pitch hip has a 1:12 to 3:12 pitch/slope for the gable sides and inclined roof ends.

Enter a percentage between 0 and 100.

Hip, Steep Pitch



A hip roof has sloping inclined ends as well as sloping sides. Typically, a steep pitch hip has an 8:12 or higher pitch/slope for the gable sides and inclined roof ends.

Enter a percentage between 0 and 100.

Hip, Moderate Pitch



A hip roof has sloping inclined ends as well as sloping sides. Typically, a moderate pitch hip has a 4:12 to 7:12 pitch/slope for the gable sides and inclined roof ends.

Enter a percentage between 0 and 100.

MMH, Gable, Slight Pitch

A gable roof has an equal pitch/slope on each side of the ridge. Typically, a slight pitched gable has an equal 1:12 to 3:12 pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

MMH, Gable, Moderate Pitch

A gable roof has an equal pitch/slope on each side of the ridge. Typically, a moderate pitched gable has an equal 4:12 to 7:12 pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

MMH, Gable, Steep Pitch

A gable roof has an equal pitch/slope on each side of the ridge. Typically, a steep pitch gable has an equal 8:12 or greater pitch/slope on both sides of the ridge.

Enter a percentage between 0 and 100.

Roof Shape

The available roof shapes are listed below.

Enter the total percentage of each roof shape found on the home.



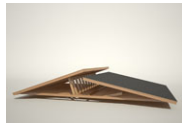
"Simple/Standard" on the next page



"Elaborate" on page 22



"Non-hinged Roof, MMH" on page 23



"Hinged Roof, MMH" on page 24

Simple/Standard



A simple/standard roof is one that falls into a typical style, such as a gable or hip roof. It does not have a combination of different roof styles which would create peaks and valleys. It also does not have an excessive number of built-in dormers.

Enter a percentage between 0 and 100.

Elaborate



An elaborate roof is one that does not fall into a typical style, such as a gable or hip roof. It can be a combination of different roof styles, which would create peaks and valleys. It can also indicate an excessive number of dormers built into a standard roof style.

Note: Whenever a roofline changes direction, it requires more labor and materials and this adjustment is a way of accounting for the additional cost of construction.

Enter a percentage between 0 and 100.

Non-hinged Roof, MMH

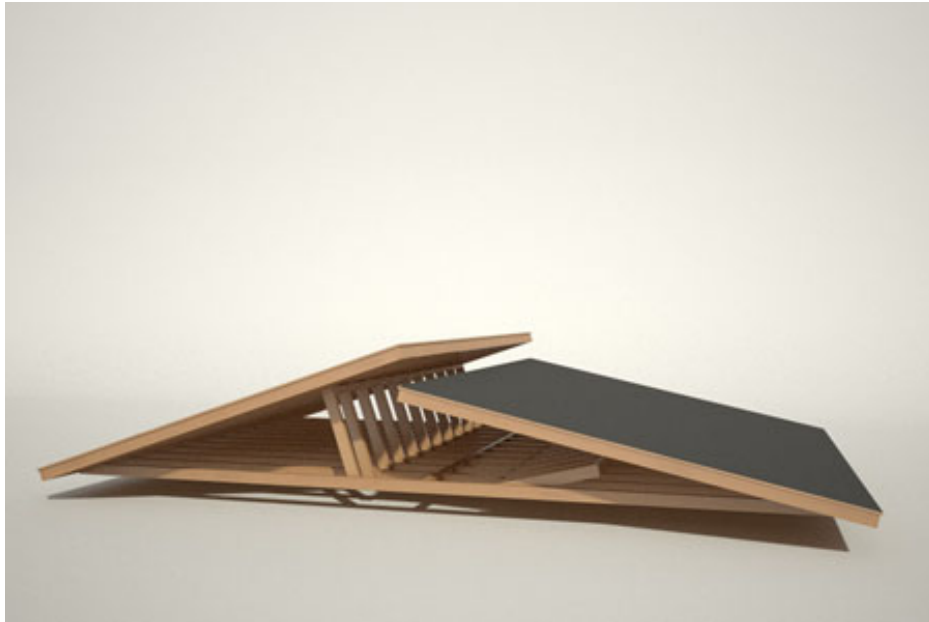


A roof framing system that is constructed of trusses or rafter framing and sheathing and has been built without a hinge (non-hinged). This is a standard roof framing system for mobile-manufactured homes (MMH). This is commonly found on single-wide homes. The non-hinged roof framing is factory built and installed in the MMH unit. A good indication that a roof is non-hinged is that the roof pitch is less than 4/12 or 5/12, or is almost flat, and does not look like a conventional frame (site-built) home.

Note: This option is only available for mobile-manufactured housing (MMH).

Enter a percentage between 0 and 100.

Hinged Roof, MMH



A hinged roof differs from a conventional roof in that its trusses/framing and sheathing has been built with a hinge. This allows the roof to be partially or completely lowered for transportation. Hinged roofs are most commonly found on multi-wide homes. Once the home is placed on the site and the hinge is opened it, becomes difficult to detect without close inspection of the trusses. Two good indications that a roof is hinged are the sidewalls and the roof pitch. If the sidewalls are 8' tall and the roof pitch is 4/12 or 5/12 (similar to conventional frame built homes) there is a good chance that the roof is hinged.








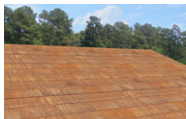

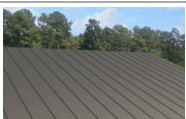
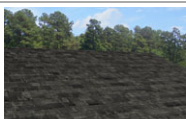

Note: This option is only available for mobile-manufactured housing (MMH).

Enter a percentage between 0 and 100.

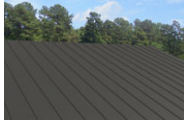
Roof Cover

The available roof materials are listed below.

Enter the percentage of each roof material found on the home. Enter a percentage between 0 and 100.

		
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"Shingles, Aluminum" on page 37	"Shingles, Wood, Fire Resistant" on page 36	"Fiberglass, Translucent Panels" on page 35
		
"Aluminum, Standing Seam" on page 40	"Slate" on page 39	"Foam" on page 38

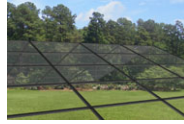
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"Built-Up Tar and Gravel" on page 46



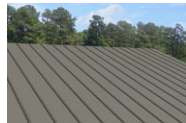
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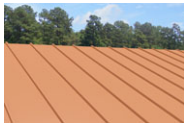
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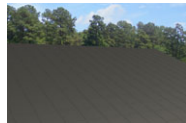
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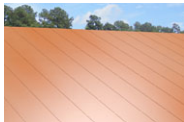
"Copper, Batten Seam" on page 52



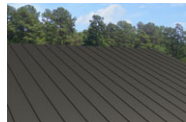
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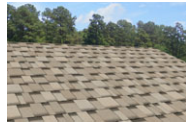


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"Shingles, Asphalt/Fiberglass" on page 56



"Shingles, Copper" on page 61



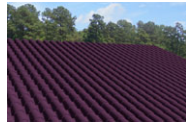
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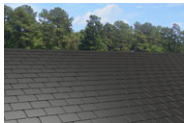
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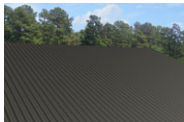
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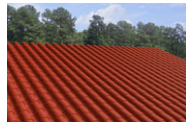
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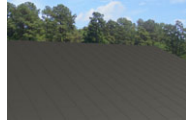


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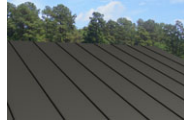
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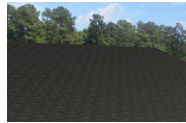
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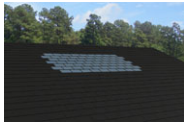
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Shingle, Cement Fiber



A roof cover constructed of cement, sand, cellulose fiber, and minerals; the shingles are formed into $\frac{1}{4}$ " thick shingles and then laid in overlapping layers on the roof joists and sheathing. They are usually nailed or screwed to the sheathing over a layer of vapor barrier. Assumes custom roof material colors and patterns.

Included in Cost: Cement fiber shingles, vapor barrier, flashing, caulking, gutters, downspouts and labor.

Enter the percent, between 0 and 100, of cement fiber shingle roofing.

Steel, Shingles, Aggregate Finish



A roof cover made up of steel roofing shingles that are surfaced with mineral granules. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Includes steel shingles with aggregate finish, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Copper, Standing Seam



A roof cover made of sheets of copper connected with interlocking seams that are raised above the drainage plane, forming a seal. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: 16 oz. standing seam copper roofing, copper screws, clips, flashing, gutters, downspouts, asphalt felt, and installation labor.

Enter a percentage between 0 and 100.

Shingles, Wood



Overlapping, tapered pieces of wood, generally in random dimensions. Wood pine shingles are installed over a pitched roof on spaced sheathing covered with a vapor barrier. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, wood shingles, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Aluminum, Corrugated



A roof cover made of corrugated aluminum sheets applied over a pitched roof. Assumes custom roof material colors and patterns.

Included in Cost: Corrugated aluminum sheet roofing, fasteners, flashing, gutters and downspouts and labor.

Enter the percentage, between 0 and 100, of aluminum corrugated sheet roofing.

Thatch



A roof cover made from organic plant material such as straw, plant stalks, reeds, palm fronds, or grass.

Included in Cost: Thatching material, crooks or thatch nails, cross or hazel rods, spars, flashing, and installation labor.

Enter a percentage between 0 and 100.

Fiberglass, Translucent Panels



A roof cover of translucent fiberglass reinforced plastic roof panels applied over a pitched roof. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Fiberglass roof panels, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Shingles, Wood, Fire Resistant



A roof cover made of wood shakes/shingles that are treated with a fire-retarding chemical and are pressure-treated to impregnate the retardant into the inner cells of the wood, resulting in a fire-resistant product. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Includes fire resistant wood shakes/shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shingles, Aluminum



A roof cover made of aluminum shingle tiles with interlocking side laps or side joints. Assumes custom roof material colors and patterns.

Included in Cost: Aluminum roof shingles, felt, fasteners, flashing, gutters and downspouts.

Enter the percentage, between 0 and 100, of aluminum shingle roofing.

Foam

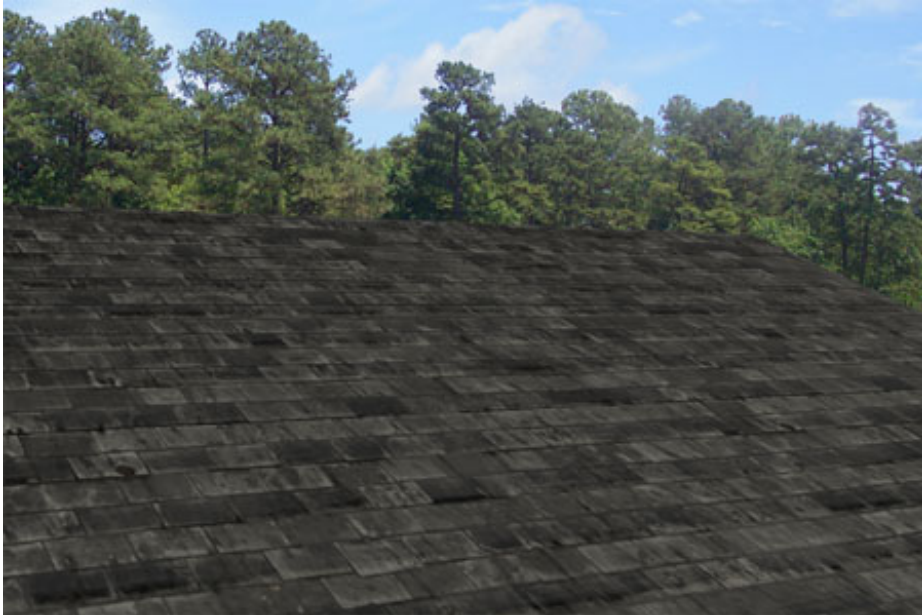


A sprayed polyurethane foam (SPUF) roof sprayed on the substrate, forming a single continuous structure that is seamless and very stable. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Isocyanate and polyol materials sprayed through a mixing gun, use of spray equipment and installation labor.

Enter a percentage between 0 and 100.

Slate



A dense, fine grained, metamorphic rock produced by the compression of various sediments, cut into thin tiles or slabs. Slate comes in many sizes, thicknesses and finishes. Assumes custom roof patterns typical of high value homes.

Included in Cost: Asphalt felt, 1/4" thick slate tiles, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Aluminum, Standing Seam



A roof cover made of roll-formed aluminum panels with raised seams above the drainage plane forming a seal. Assumes custom roof material colors and patterns.

Included in Cost: 24-30 gauge standing seam aluminum roofing panels, felt, fasteners and/or clips, seaming, and installation labor.

Enter the percentage, between 0 and 100, of aluminum standing seam roofing.

Glass, Greenhouse



A roof cover made up of tempered, double insulated, argon gas filled glass and aluminum framing. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Tempered, double insulated argon gas glass, aluminum framing, fasteners, caulking, and installation labor.

Enter a percentage between 0 and 100.

Slate, Reinforced Fiber Composite

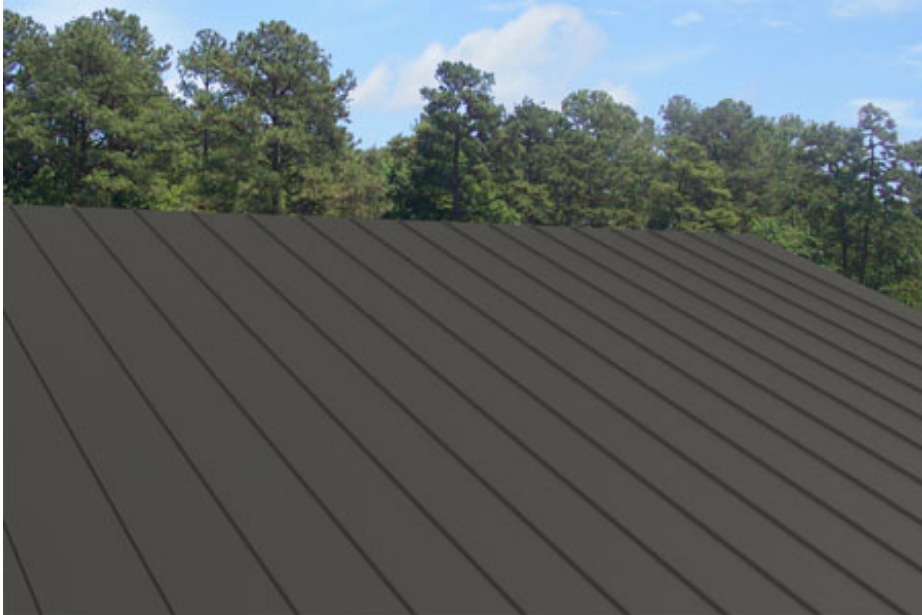


A roof cover made of non-asbestos fiber reinforced cement slates with a uniform thickness of 1/4". The slates are produced under compression with an integrated slate/green color finish and have an authentic slate texture with beveled edges. Assumes custom roof patterns typical of high value homes.

Included in Cost: Fiber cement slates, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Steel, Standing Seam



A roof cover made of roll-formed steel panels with raised seams above the drainage plane forming a seal. Assumes custom roof material colors and patterns.

Included in Cost: 24-30 gauge standing seam steel roofing panels, felt, fasteners and/or clips, seaming, and installation labor.

Enter the percentage, between 0 and 100, of steel standing seam roofing.

Hail Proof

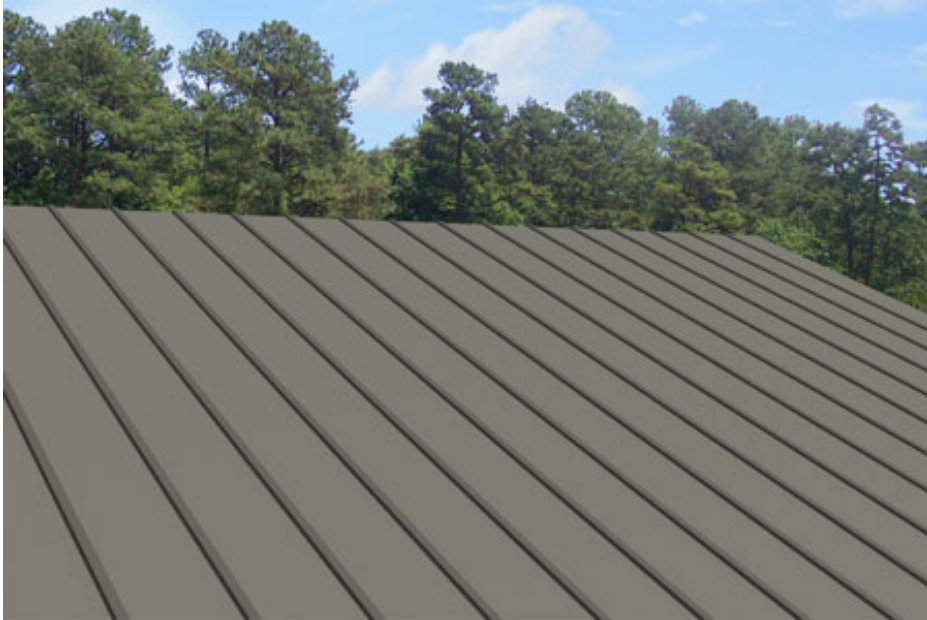


A roof cover made of high impact laminated asphalt shingles. The shingles are composed of a heavyweight, non-woven fiberglass mat which is thoroughly impregnated and coated with modified asphalt for superior strength. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Hail proof/impact resistant shingles, asphalt felt, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Steel



A roof cover of corrugated steel sheets applied over a pitched roof.

Included in Cost: Flashing, corrugated steel roofing, fasteners, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Built-Up Tar and Gravel



Three to five layers of roofing felt laminated with coal tar, pitch or asphalt and topped with a layer of gravel or other aggregate material. Typically found on flat or low-pitched roofs. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: 3-ply asphalt felt with gravel, flashing, gutters, and downspouts.

Enter a percentage between 0 and 100.

Plexiglas

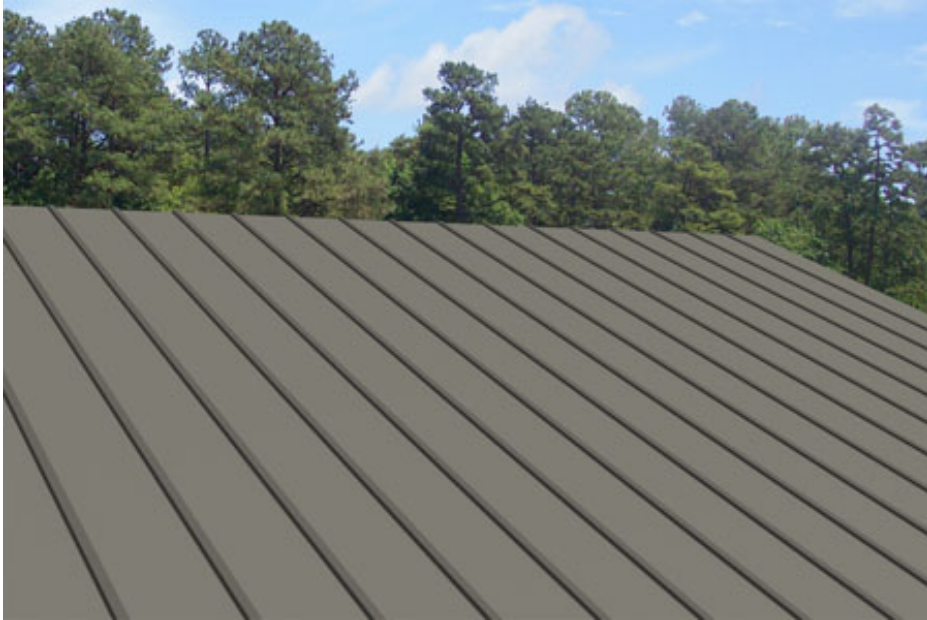


Lightweight weather resistant ½" roof panels made of polymethyl methacrylate (PMMA) thermoplastic. Also known as Plexiglas, Acrylex, Acrylite and Lucite, and is commonly called acrylic glass or acrylic. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Plexiglas roofing, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Terne, Batten Seam



A roof cover made up of sheets of steel or iron coated with a terne alloy (80% lead and 20% tin), making it highly resistant to corrosion. The pieces are connected with standing seams or interlocking seams raised above the drainage plane forming a seal. With the addition of snap-on batten seam covers, the roof has a pronounced standing-seam appearance. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Batten seamed terne roof, fasteners, and installation labor.

Enter a percentage between 0 and 100.

Copper



Sheets of 16 oz. copper connected with interlocking seams used to cover pitched roofs. The seams are either flat or raised. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: 16 oz. copper roofing, fasteners, flashing, copper gutters and downspouts, asphalt felt, and installation labor.

Enter a percentage between 0 and 100.

Rubber

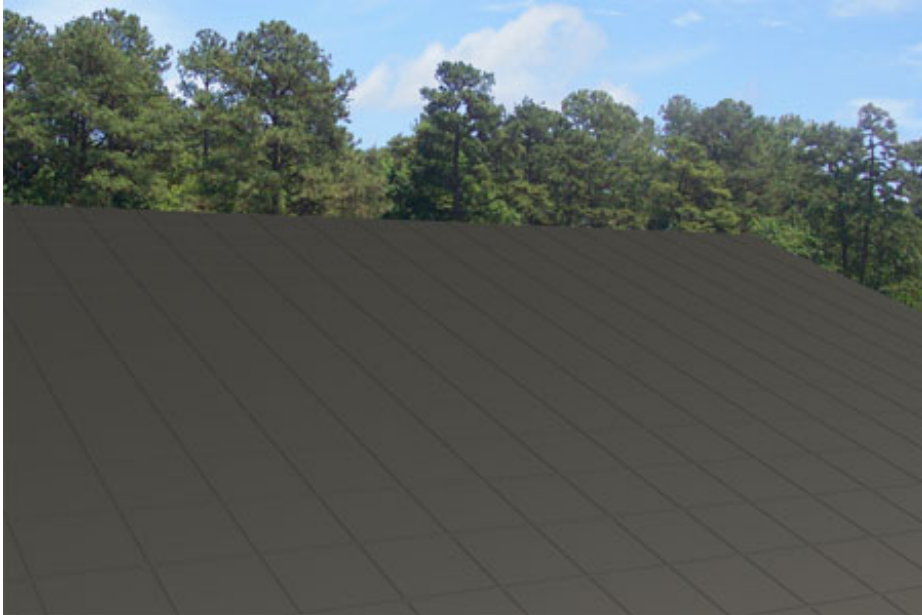


Roof covering using flexible elastomeric plastic/rubberized materials applied in rolls. The seams are vulcanized. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Rubber roofing, fasteners, adhesives, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Terne, Flat Seam



A roof cover made of sheets of steel or iron coated with a terne alloy (80% lead and 20% tin), making it highly resistant to corrosion. The pieces are connected with interlocking flat seams.

Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Flat seamed terne roof, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Copper, Batten Seam



A roof cover made up of sheets of copper connected with standing seams or interlocking seams raised above the drainage plane forming a seal. With the addition of snap-on batten seam covers, the roof has a pronounced standing-seam appearance. Assumes custom roof material colors and patterns typical of high-value homes.

Included in Cost: 24 oz. standing seam copper roofing, copper screws, clips, flashing, gutters, downspouts, wood battens, batten seam covers 2" to 3" wide, asphalt felt, and installation labor.

Enter a percentage between 0 and 100.

Shakes, Victorian Scalloped

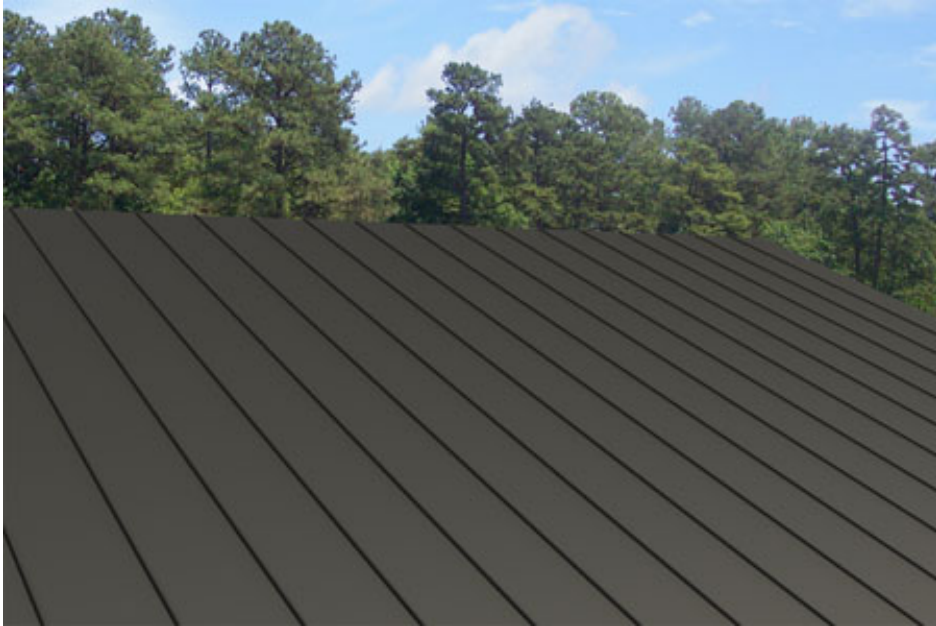


Wood shakes split from a bolt of wood and cut into the scalloped shape typical in Victorian homes. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, scalloped shake shingles, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Terne, Standing Seam

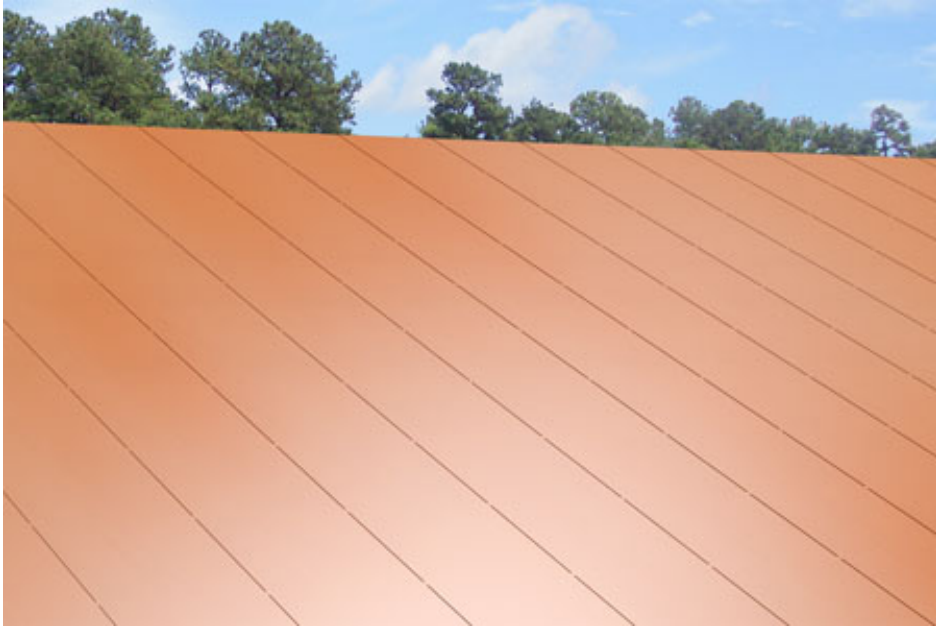


A roof cover that is made of steel or iron coated with a terne alloy (80% lead and 20% tin), a material that is highly resistant to corrosion. The pieces are connected with interlocking seams that are raised above the drainage plane and form a seal. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Standing seam terne roof, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Copper, Flat Seam



A roof cover made of sheets of copper connected with interlocking flat seams. Assumes custom roof material colors and patterns typical of high-value homes.

Included in Cost: 16 oz. crimped copper roofing, fasteners, flashing, gutters, downspouts, asphalt felt and installation labor.

Enter a percentage between 0 and 100.

Shingles, Asphalt/Fiberglass



Shingles made of felt or inorganic fiberglass saturated with asphalt and surfaced with mineral granules. Also called composition shingles, these may be made in individual strips, interlocking and self-sealing. Asphalt shingles are normally applied on medium pitched roofs over solid sheathing and a vapor barrier. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, asphalt composition shingles, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Shingles, Architectural



Designer asphalt/fiberglass shingles featuring multi-layered construction, where random tabs or pads are applied to a base shingle to achieve added dimension and replicate the look of wood shakes. These shingles are sometimes referred to as laminated or three-dimensional shingles. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Architectural shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shakes, Wood



Shakes split from a bolt of wood, generally in random dimensions. Wood shakes are normally installed over a pitched roof on spaced sheathing covered with a vapor barrier. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, wood shakes, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shingles, Asphalt/Fiberglass, Irregular Pattern



A roof cover made up of architectural asphalt/fiberglass shingles with multi-layered construction where random tabs or pads are applied to a base shingle to achieve added dimension and custom patterns. These shingles are sometimes referred to as laminated or three-dimensional shingles. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Includes 50 year architectural asphalt/fiberglass shingles, asphalt felt, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tile, Clay



A roof made from different types of clay and fired in kilns to dry. Clay tiles can be divided into two categories: flat or roll.

Included in Cost: Asphalt felt, clay tile, flashing, gutters, downspouts.

Enter a percentage between 0 and 100.

Shingles, Copper



A roof cover made up of solid copper roofing shingles. Assumes custom embossing and roof patterns typical of high value homes.

Included in Cost: Includes copper shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shingles, Slate, Red



A roof cover of shingles made from red slate, a fine-grained metamorphic rock produced by the compression of various sediments cut into thin tiles or slabs. Assumes custom roof patterns typical of high value homes.

Included in Cost: Includes red slate shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tile, Clay, Custom Colors



A roof cover made of tapered or straight clay roofing tiles that are either barrel shaped or S-shaped with interlocking side laps/side joints and have a unique coloring. Assumes custom roof patterns typical of high value homes.

Included in Cost: Custom color clay tiles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shingles, New England Pine



Overlapping, tapered pieces of New England pine, generally in random dimensions. New England pine shingles are installed over a pitched roof on spaced sheathing covered with a vapor barrier.

Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, New England pine shingles, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Tile, Spanish



Clay tiles that are S-shaped with interlocking side laps or side joints. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, Spanish clay tile, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tile, Concrete



A thin piece of concrete made from Portland cement, fine aggregate, and pigments. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, concrete tile, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Shingles, Steel



A roof cover made up of steel roofing shingles. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Includes steel shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Rolled Roof/Single Ply



A roof covering manufactured from asphalt-impregnated felt applied to the surface of the felt. All of the weather side may be covered with aggregate. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Single ply rolled roofing (1 layer 90 lb felt), pitch or asphalt, and topped with a layer of gravel or other aggregate material such as minerals. Typically found on flat or low-pitched roofs.

Enter the percentage of rolled roofing.

Tile, Mission

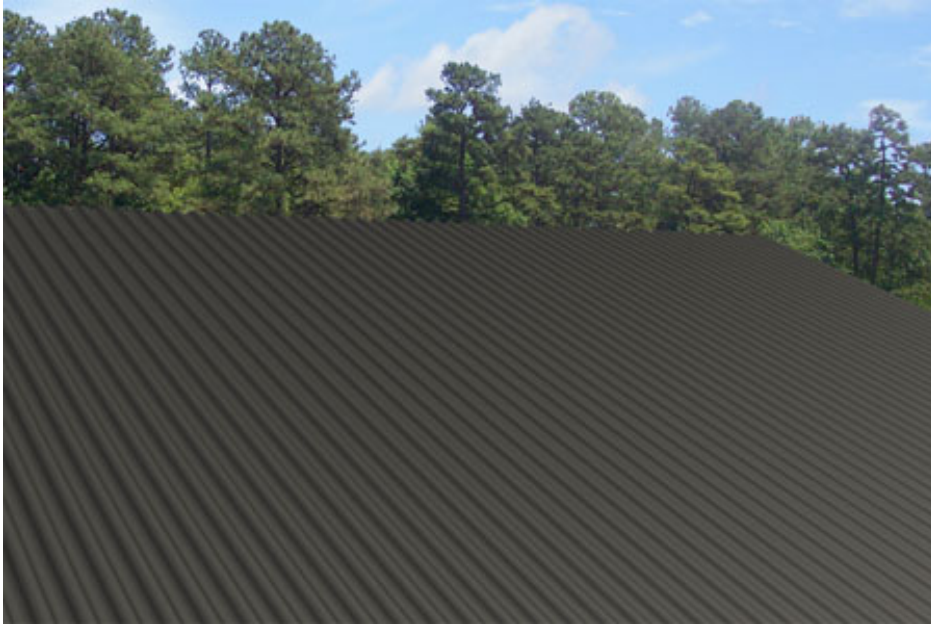


Barrel shaped mission clay tile roofing applied over asphalt felt. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Mission tiles, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tin (Terne)

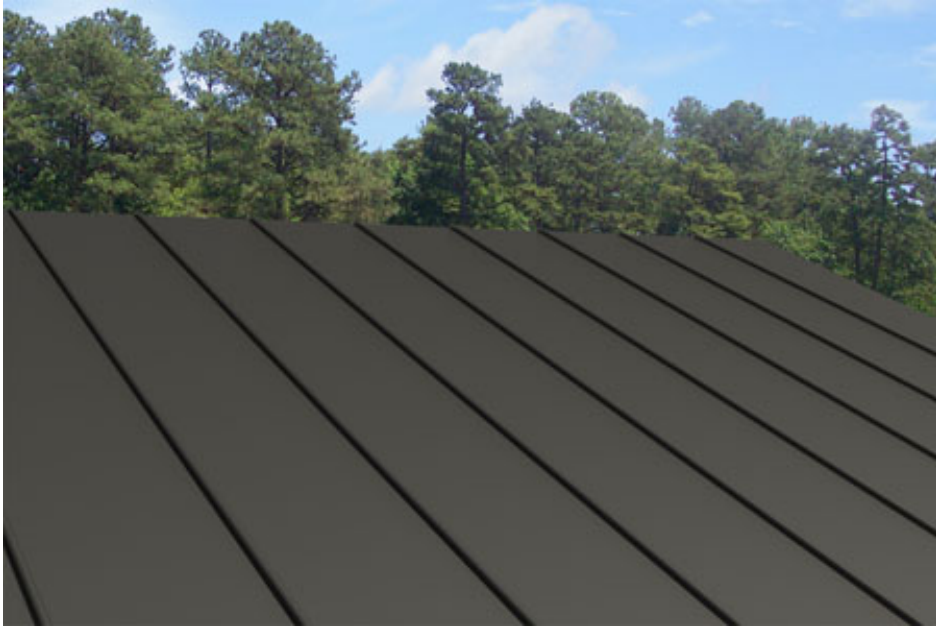


A thin gauge sheet of tin (terne) that is typically fastened with a standing seam system. Tin alloys have a long life span and are a premium cost product. Tin roofs are not to be confused with the steel roofs commonly found on pre-engineered structures. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Asphalt felt, tin roofing, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tin, Lead-Coated, Standing Seam

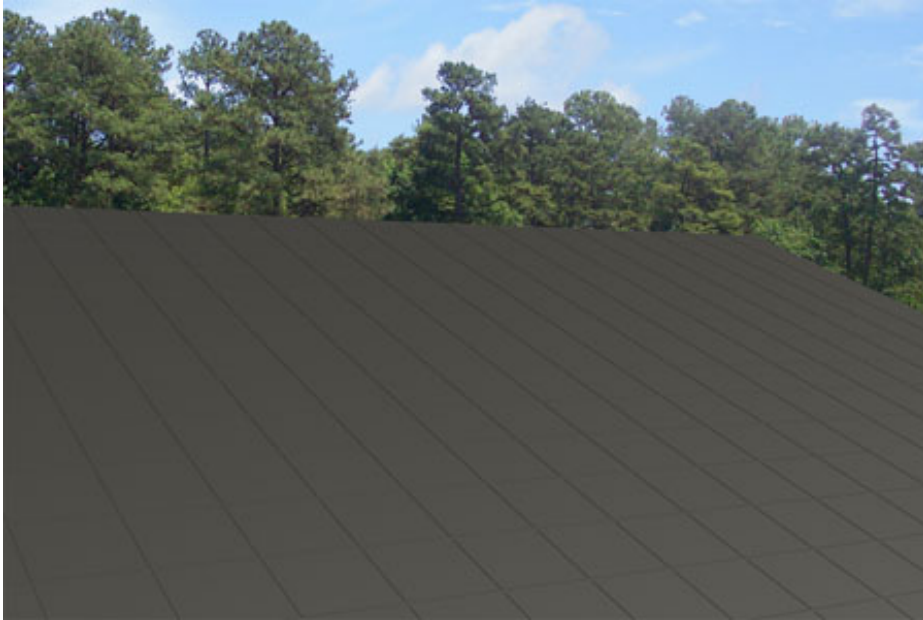


A roof cover that is made of tin, a white malleable metal that is highly resistant to corrosion which contains a lead coating, connected with interlocking seams that are raised above the drainage plane and form a seal. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Standing seamed, lead coated tin roof, fasteners, flashing, gutters, downspouts and installation labor.

Enter a percentage between 0 and 100.

Tin, Lead-Coated, Flat Seam

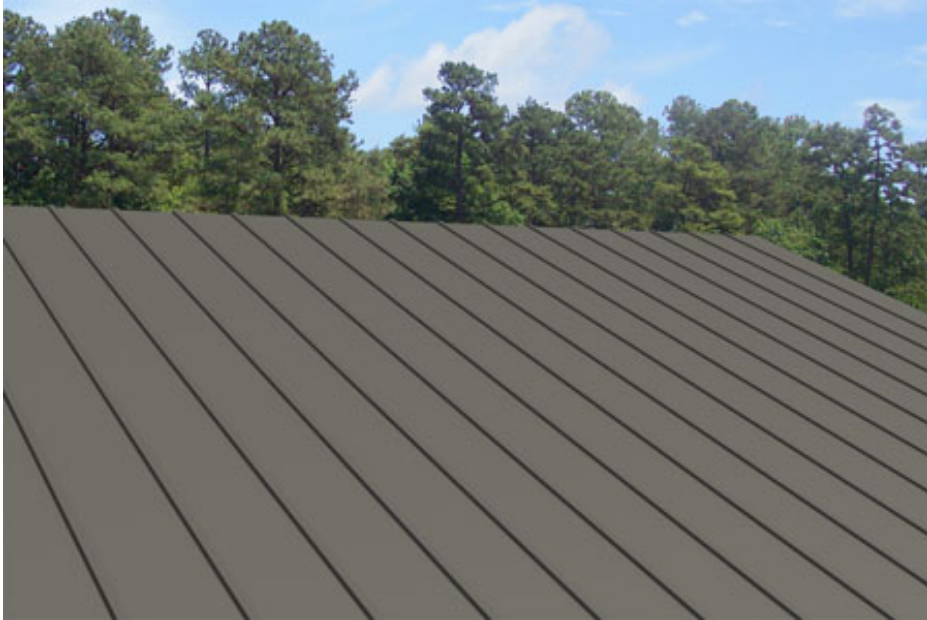


A roof cover that is made of tin, a white malleable metal that is highly resistant to corrosion which contains a lead coating, connected with interlocking flat seams. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Flat seamed, lead coated tin roof, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tin, Lead-Coated, Batten Seam



A roof cover that is made of tin, a white malleable metal that is highly resistant to corrosion which contains a lead coating and includes snap-on batten seam covers. Assumes custom roof material colors and patterns typical of high value homes.

Included in Cost: Batten seamed, lead coated tin roof, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Vinyl



A single ply reinforced vinyl (polyvinyl chloride) fabric membrane used as a roof covering material. Seams are heat welded to create a continuously sealed vinyl membrane that covers the roof. The roof membrane contains a fabric or fiber reinforcement material, vinyl resins, ultraviolet light and heat stabilizers, bactericides, coloring agents, and polymers. Typically found on flat or low pitched roofs.

Included in Cost: Single ply reinforced vinyl (polyvinyl chloride) fabric roofing membrane, heat welded seams, fasteners, metal anchor bars, flashing, gutters, downspouts, and installation labor.

Roof joists/framing and sheathing costs are included in the report under Framing.

Enter the percentage of the home with vinyl roofing.

Shingles, Synthetic/Rubber



A roof cover made up of rubber, synthetics, plastics, and/or polymers that are shaped into roofing shingles or tile panels that simulate the look of natural wood shingles, shakes, slate, and tiles.

The synthetic/rubber shingles are constructed of recycled materials which make the shingles eco-friendly and green. Assumes custom roof material colors and patterns typical of high value homes.

Included in cost: Includes synthetic/rubber shingles, asphalt felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter a percentage between 0 and 100.

Tile, Clay, Glazed



A roof cover made of tapered or straight glazed clay roofing tiles that are either barrel shaped or S-shaped with interlocking side laps/side joints and have a standard and/or custom coloring. Roof tiles are traditionally fired in kilns to dry. Assumes custom roof patterns. Also know as Oriental or Japanese tile roofing.

Included in Cost: Glazed clay tile, asphalt felt, battens, flashing, gutters and downspouts.

Enter a percentage between 0 and 100.

Tiles, Photovoltaic



Roof tiles that contain photovoltaic cells, which are used to generate electricity for the home. The tiles are designed to look like standard roof tiles, such as, but not limited to, clay, Spanish or mission tiles, cement fiber and slate. The photovoltaic tiles are similar in size to other standard roof tiles. The photovoltaic tiles produce electricity in the form of direct current, which is converted to alternating current using a solar inverter unit. The wiring for the photovoltaic tiles is run through the roof decking to the solar inverter. The tiles are installed in an interlocking manner just like standard roof tiles.

Included in cost: Photovoltaic roof tiles, roof felt, furring strips, DC/AC solar power inverter, fuses, combiner panel board, safety switches, conduit and wiring to power grid at service panel, feeder wire, connection and activation of photovoltaic shingle array, flashing, gutters, downspouts and installation labor. Roof joists/framing and sheathing costs are included in the report under Framing.

Enter the percentage of the home with photovoltaic roof tiles.

Shingles, Photovoltaic



Roof shingles that contain photovoltaic cells that are used to generate electricity for the home and are designed to look like conventional asphalt/fiberglass or architectural roof shingles. The photovoltaic shingles could be the size of the standard shingle that take the place of a number of conventional shingles in a row or strip, semi-rigid containing solar cells that are more like conventional shingles or use a film of solar cells that match conventional shingles in flexibility and size. The photovoltaic shingles produce electricity in the form of direct current, which is converted to alternating current using a solar inverter unit. The wiring for the photovoltaic shingles is run through the roof decking to the solar inverter. The shingles are installed in an overlapping pattern and manner just like standard conventional asphalt/fiberglass or architectural roof shingles.

Included in cost: Photovoltaic roof shingles, roof felt, DC/AC solar power inverter, fuses, combiner panel board, safety switches, conduit and wiring to power grid at service panel, feeder wire, connection and activation of photovoltaic shingle array, flashing, gutters, downspouts and installation labor. Roof joists/framing and sheathing costs are included in the report under "Framing".

Enter the percentage of the home with photovoltaic roof shingles.

Titanium, Standing Seam



A roof cover made of roll-formed titanium panels with raised seams above the drainage plane forming a seal. Titanium typically has a duller surface than steel. Assumes custom roof material colors and patterns.

Included in Cost: Standing seam titanium roofing panels, felt, fasteners and/or clips, seaming, and installation labor.

Enter the percentage, between 0 and 100, of titanium standing seam roofing.

Shingles, Titanium



A roof cover made of titanium roofing shingles or tiles. Titanium typically has a duller surface than steel. Assumes custom roof material colors and patterns.

Included in Cost: Titanium roofing shingles or tiles, felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter the percentage, between 0 and 100, of titanium shingle or tile roofing.

Zinc, Standing Seam



A roof cover made of roll-formed zinc panels with raised seams above the drainage plane forming a seal. Assumes custom roof material colors and patterns.

Included in Cost: Standing seam zinc roofing panels, felt, fasteners and/or clips, seaming, and installation labor.

Enter the percentage, between 0 and 100, of zinc standing seam roofing.

Shingles, Zinc



A roof cover made of zinc roofing shingles or tiles. Assumes custom roof material colors and patterns.






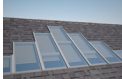

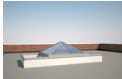





Included in Cost: Zinc roofing shingles or tiles, felt, fasteners, flashing, gutters, downspouts, and installation labor.

Enter the percentage, between 0 and 100, of zinc shingle or tile roofing.

Roof Specialties

The available roof specialties are listed below.

Enter the percentage, count, linear feet, or square feet of each roof specialty found on the home.

		
"Skylight, Small" on page 85	"Skylight, Large" on page 86	"Skylight, Economy" on page 87
		
"Skylight, Standard" on page 90	"Skylight, Custom" on page 89	"Skylight, Luxury" on page 88
		
"Skylight, Electric Control" on page 93	"Skylight, Moveable Roof" on page 92	"Skylight, Stained Glass" on page 91
		
"Skylight, Vented Dome" on page 95	"Skylight, Solar Tube, Small" on page 96	"Skylight, Solar Tube, Large" on page 97
		
"Widow's Walk" on page 94		
"Attic, Finished" on page 98		"Cornice, Stone" on page 99

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"Ceiling Domes, Stained Glass" on page 100	"Cupola" on page 101
"Cornice" on page 105	"Flashing, Copper" on page 104
"Cornice, Brick" on page 103	"Gutters/Downspouts, Copper" on page 102
<u>System, Radiant Gutter and Downspout Melt</u>	<u>System, Radiant Roof Melt</u>

Skylight, Small



Small (4' x 4') roof fixture with double layer coating designed to allow sunlight into the building from the roof. The skylight may be glass or plastic in a metal frame. For 6' x 6' skylights, use Skylight, Large.

Included in Cost: Single-glazed, plastic dome 4' x 4' skylight, flashing, fasteners, and installation labor.

Enter the total number of small skylights in the home. A maximum entry of 100 is allowed.

Skylight, Large



Large (6' x 6') roof fixture with double layer coating designed to allow sunlight into the building from the roof. The skylight may be glass or plastic in a metal frame. For 4' x 4' skylights, use Skylight, Small.

Included in Cost: Single-glazed, plastic dome 6' x 6' skylight, flashing, fasteners, and installation labor.

Enter the total number of large skylights in the home. A maximum entry of 100 is allowed.

Skylight, Economy



An economy skylight is a fixture that allows sunlight into the home through the roof. Typically this skylight does not open. It is of economy quality, made of a plastic material in a preformed shape or single glazed glass, and has an aluminum frame.

Included in Cost: Skylight, flashing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Luxury



A luxury skylight is a fixture that allows sunlight into the home through the roof. Typically this skylight can be opened or raised to let outside air in. It is of luxury quality, made of double-layered glass or plastic for insulating, and has custom cladding and operable blinds.

Included in Cost: Skylight, flashing, fasteners and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Custom



A custom skylight is a fixture that allows sunlight into the home through the roof. Typically this skylight is a nonstandard size and does not open. It is of custom quality, made of double-layered glass or plastic for insulating, and has custom cladding.

Included in Cost: Skylight, flashing, fasteners and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Standard



A standard skylight is a fixture that allows sunlight into the home through the roof. Typically this skylight does not open. It is of standard quality, made of a plastic material in a preformed shape or double glazed glass, and has an aluminum frame.

Included in Cost: Skylight, flashing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Stained Glass



A fixed opening in a roof that contains stained glass and is used to admit light into the home.

Included in Cost: Fixed curb mounted skylight with stained glass, flashing, fasteners and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Moveable Roof



A moveable roof skylight is a ridge style retractable roof made up of motorized skylights that slide open along the ridge of a roof.

Included in Cost: Preassembled, motorized, single framed, ridge sliding retractable roof, flashing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Electric Control



A fixture that allows sunlight into the home through the roof. It is connected to an electric motor and a switch, and can be opened or raised to let outside air in.

Included in Cost: Skylight, electric motor, switch, wiring, flashing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Widow's Walk



A railed rooftop platform, typically on a coastal house, originally designed to observe vessels at sea. A narrow walkway on the roof of a house.

Included in Cost: Post supports and joists, decking, railing, balusters, finishing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Vented Dome



A fixture that allows sunlight into the home through the roof. It contains designed and permanent openings to allow the flow of air through the unit.

Included in Cost: Skylight, flashing, fasteners, and installation labor.

Enter the total square footage between 0 and 5000.

Skylight, Solar Tube, Small



A high quality skylight that captures light through a dome on the roof and channels it down through an internal reflective system, ending at a diffuser that resembles a recessed light fixture. The light is spread evenly throughout the room.

Included in Cost: 14" diameter solar tube kit, 4' rigid tube, Fresnel diffuser, acrylic dome, fasteners and installation labor.

Enter the number, between 0 and 100, of small solar tube skylights in the home.

Skylight, Solar Tube, Large



A high quality skylight that captures light through a dome on the roof and channels it down through an internal reflective system, ending at a diffuser that resembles a recessed light fixture. The light is spread evenly throughout the room.

Included in Cost: 21" diameter solar tube kit, 6' rigid tube, Fresnel diffuser, acrylic dome, fasteners and installation labor.

Enter the number, between 0 and 100, of large solar tube skylights in the home.

Attic, Finished

The build-out of the space immediately below the roof of a dwelling that does not have adequate roof pitch/slope or ceiling height to qualify as a half or three-quarter story. Minimal partitions have been provided, as well as a simple staircase to access the space. Most likely, the space will not meet the code for living space.

Included in Cost: Construction items, finishes and systems necessary to make the space habitable, including partition framing, heating and electrical components. The finishes are of a quality equal to that of the other living areas of the dwelling.

Enter the total square footage, between 0 and 10000, of the finished attic area.

Cornice, Stone

An ornamental molding of stone found where the eaves, rafters, and outside walls meet.

Included in Cost: Stone, mortar, and installation labor.

Enter the total linear footage between 0 and 2500.

Ceiling Domes, Stained Glass

A vaulted ceiling/roof that has a hemispherical or semispherical shape and is comprised of stained glass.

Included in Cost: Ceiling dome with simple image stained glass and labor installation.

Enter the total square footage between 0 and 5000.

Cupola

An ornamental structure, usually square, built or placed in a prominent position on top of a roof.

Included in Cost: Cupola, flashing, fasteners, and installation labor.

Enter the total number between 0 and 50.

Gutters/Downspouts, Copper

Copper gutters are used on pitched roofs to carry the water from the edge of the roof to an opening, typically at the end of the gutter. Copper downspouts are attached to the gutter opening to carry the water to the ground.

Enter the percentage between 0 and 100. **Note:** Do not make an entry here if you entered a percentage for copper roof. The copper roof entry already includes the copper gutters and downspouts.

Cornice, Brick

An ornamental molding of brick found where the eaves, rafters and outside walls meet.

Included in Cost: Bricks, mortar, and installation labor.

Enter the total linear footage between 0 and 2500.

Flashing, Copper

A thin sheet of copper applied to breaks in a roof surface or change in roof pitch to prevent water penetration or to direct the flow of water.

Enter a percentage between 0 and 100. **Note:** Do not make an entry here if you entered a percentage for copper roof. The copper roof entry already includes the copper flashing.

Cornice

An ornamental molding of wood found where the eaves, rafters, and outside walls meet.

Included in Cost: Cornice molding, painting or staining, fasteners, and installation labor.

Enter the total linear footage between 0 and 2500.

Roof Dormers

The available roof dormers are listed below.

Enter the total linear footage of each roof dormer found on the home.



"Dormer, Arched Top" on page 109



"Dormer, Oval" on page 108



"Dormer, Shaped" on the next page



"Dormer, Eyebrow" on page 112



"Dormer, Pediment" on page 111



"Dormer, Shed" on page 110



"Dormer, Gable" on page 115



"Dormer, Round" on page 114



"Dormer, Wall" on page 113

Dormer, Shaped



A shaped dormer is uniquely shaped and protrudes horizontally outward from a sloping roof to accommodate a window. Its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all shaped dormers.

Dormer, Oval



An oval dormer is a shaped dormer that protrudes horizontally outward from a sloping roof to accommodate a window. Its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all oval dormers.

Dormer, Arched Top



An arched top dormer protrudes horizontally outward from a sloping roof to accommodate a window. It has an arched top roof and its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all arched top dormers.

Dormer, Shed



A shed dormer is a dormer having vertical framing projecting from a sloping roof and an eave line parallel to the eave line of the principal roof. This is the dormer type used when adding a lot of square footage to the home (typically seen in a Cape Cod style home).

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all shed dormers.

Dormer, Pediment



A pediment dormer protrudes horizontally outward from a sloping roof to accommodate a window. It has its own roof with a wide, low-pitched, triangular gable surmounting the facade and its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all pediment dormers.

Dormer, Eyebrow



An eyebrow dormer is a low profile dormer on the slope of a roof that accommodates a window or ventilation opening. It forms no sharp angles with the roof, but rather is incorporated into the general horizontal line of the continuous roof. When looking at it, the shape resembles an eye or wave.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all eyebrow dormers.

Dormer, Wall



A wall dormer protrudes horizontally outward from a sloping roof and extends straight up from the eave line flush with the exterior wall. It has its own roof and accommodates a window.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all wall dormers.

Dormer, Round



A round dormer protrudes horizontally outward from a sloping roof to accommodate a window. Its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all round dormers.

Dormer, Gable



A gable dormer protrudes horizontally outward from a sloping roof to accommodate a window. It has its own roof with gabled ends and its base meets that of the sloping roof.

Included in Cost: Framing lumber, plywood sheathing, windows, insulation, siding, roofing shingles, felt underlayment, flashing, interior drywall, interior/exterior trim, interior/exterior painting, and installation labor.

Enter the total linear feet, between 0 and 1000, across the face of all gable dormers.