

Step 1: Sketch Overview Instructions

Scenario: A broken water pipe flooded the Banks home, causing water damage to the Living Room, Kitchen, Master Bedroom, and part of the Hall.

Instructions: Complete the Sketch diagram found in the image to the right. You may click it for more details. More detailed notes and diagrams for each room can be found by scrolling down.

Leave all Sketch properties at the default setting unless otherwise specified.
All walls are 4" thick and rooms have a ceiling height of 8' unless otherwise specified.

All doors are the default 2'6" x 6'8" Standard door unless otherwise specified.
All doors have the Deduct Opening property set to No unless otherwise specified.
All windows are the default 5' x 4' Picture window unless otherwise specified.
All windows have the Deduct Opening property set to No unless otherwise specified.
All missing walls have the Deduct Opening property set to Yes unless otherwise specified.

Step 2: Living Room Sketch Details

Has a 18'11" x 6'8" Rectangle Missing Wall going into the Hall
Has a 13'8" x 6'8" Rectangle Missing Wall going into the Kitchen
Has a 6'2" x 6'8" French Double Door with Deduct Opening set to Yes
Has a 6'3" x 3'4" (default size) Exterior dimension bay window
Has two 5' x 4' Picture windows with 3' Base height
Bay Window is a sub-room of the Living Room

Step 3: Stairs Sketch Details

Has a Total Rise of 9'
Has 15 Risers
Has a Ceiling Height-Base of 17'
Has a Ceiling Height-Top of 8'
Wall at the top of the stairs is set to Missing Above the Stairs
The stairs are NOT a subgroup of the Hall

Step 4: Hall Sketch Details

Has a 3' x 6'8" Standard Door going to the Outside Entry
Has five 2'6" x 6'8" standard interior doors going into the Garage, Bedroom 1, Bedroom 2, the Jack & Jill Bathroom, and the Master bedroom
Has an 8' x 6'8" Rectangle Missing Wall going into the Kitchen
Has a 18'11" x 6'8" Rectangle Missing Wall going into the Living Room
Has a 3' x 4' Picture window with 3' Base height

Step 5: Kitchen Sketch Details

Pantry is a sub-room of the Kitchen

Has a 2'6" x 6'8" Pantry Door

Has two 5' x 4' Picture windows with 3' Base height

Has an 8' x 6'8" Rectangle Missing Wall going into the Hall

Has a 13'8" x 6'8" Rectangle Missing Wall going into the Living Room

Step 6: Master Bedroom Details

Master Closet is a sub-room of the Master Bedroom

Has a 3' x 6'8" Flush, Pocket door going into the Master Bathroom

Has a 5'6" x 6'8" Flush, standard double door going into the Master Closet

Has a 6,2' x 6'8" French Double Door with Deduct Opening set to Yes

Has two 4' x 4' Standard Picture Windows with 3' Base Height

Has a 6' x 6'8" Sliding Door going into the Patio

Has a 2'6" x 6'8" standard door going into the Hall

Step 6a: Master Bath Details

Has a 3' x 6'8" Flush, Pocket door going into the Master Bedroom

Has two 4' x 4' Standard Picture Windows with 3' Base height

Step 6b: Bedroom 1 Details

Closet 1 is a sub-room of Bedroom 1

Has a 5' x 6'8" Flush, standard double door going into the Closet 1

Has two 2'6" x 6'8" Standard Interior Doors going into the Hall and Jack & Jill Bathroom

Has a 5' x 4' Standard Picture Window with 3' Base height

Step 6c: Bedroom 2 Details

Closet 2 is a sub-room of Bedroom 2

Has a 6' x 6'8" Flush, standard double door going into the Closet 2

Has two 2'6" x 6'8" Standard Interior Doors going into the Hall and Jack & Jill Bathroom

Has a 5' x 4' Standard Picture Window with 3' Base height

Step 6d: Jack & Jill Bathroom Details

Has three 2'6" x 6'8" Standard Interior Doors going into the Hall, Bedroom 1 and Bedroom 2

Has a 5' x 4' Standard Picture Window with 3' Base height

Step 7: Garage Details

Has an 18' overhead Garage door

Step 8: Instructions

The following line items correspond with the Sketch you created in your Xactimate program.

Use the Price List "Training"

Enter the following line items using Estimate Items.

Step 8: Kitchen Line Items

Enter the following items in Estimate Items:

1. Air mover per 24-hour period - No monitoring. (3 for 2 days)
2. Clean the tiles - Heavy clean - on the floor.
3. Remove and replace baseboard 4 1/4" stain grade around the perimeter of the floor.
4. Stain and finish baseboard around the perimeter of the floor.

Step 9: Master Bedroom Line Items

Enter the following items in Estimate Items:

5. Water extraction from the floor.
6. Lift the carpet for drying on the floor.
7. Remove and replace the carpet pad on the floor.
8. Lay existing carpet - labor only - on the floor.
9. Clean and deodorize carpet on the floor.
10. Air mover (per 24-hour period) - No monitoring. (2 for 2 days)
11. Dehumidifier (per 24-hour period) - Large - No monitoring. (2 for 2 days)
12. Remove and replace baseboard 4 1/4" stain grade around the perimeter of the floor.
13. Stain and finish baseboard around the perimeter of the floor.

Step 10: Living Room Line Items

Enter the following items in Estimate Items:

14. Water extraction from the floor - heavy.
15. Lift the carpet for drying.
16. Remove and replace the carpet pad on the floor.
17. Lay existing carpet - labor only - on the floor.
18. Clean and deodorize carpet on the floor.
19. Air mover (per 24-hour period) - No monitoring. (3 for 2 days)
20. Dehumidifier (per 24-hour period) - Large - No monitoring. (2 for 3 days)
21. Tear out wet drywall, clean up, bag, per LF up to 2' tall on the walls.
22. Drywall replacement per LF up to 2' tall - replace only.
23. Seal/prime then paint the walls and ceiling (2 coats).
24. Remove and replace baseboard 4 1/4" stain grade around the perimeter of the floor.
25. Stain and finish baseboard around the perimeter of the floor.

Step 11: Hall Line Items

Enter the following items in Estimate Items:

- 26. Clean and deodorize carpet on the floor.**
- 27. Remove and replace baseboard 4 1/4" stain grade around the perimeter of the floor.**
- 28. Stain and finish baseboard around the perimeter of the floor.**

Step 12: Roof Line Items

Enter the following line items in Estimate Items:

- 1. Remove and replace 3-tab 25-year composition shingles including felt on the entire roof.**
- 2. Remove and replace sheathing - plywood - 1/2" CDX on the entire roof.**
- 3. Replace 2 roof vents - turtle type - metal - on the roof.**
- 4. Remove and replace 2 pipe jacks - flashing - on the roof.**
- 5. Remove and replace valley metal in the valleys of the roof.**
- 6. Replace drip edge around the perimeter of the entire roof.**

