

Roof Overview

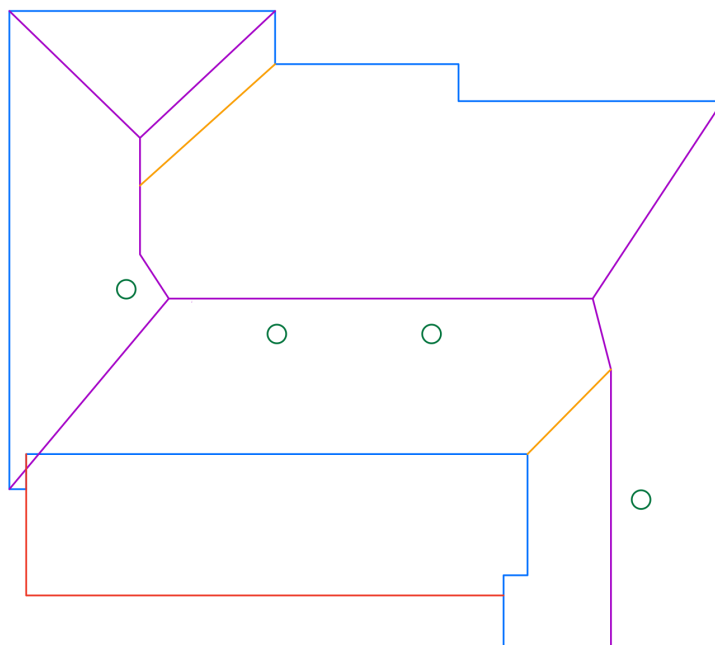


General Information

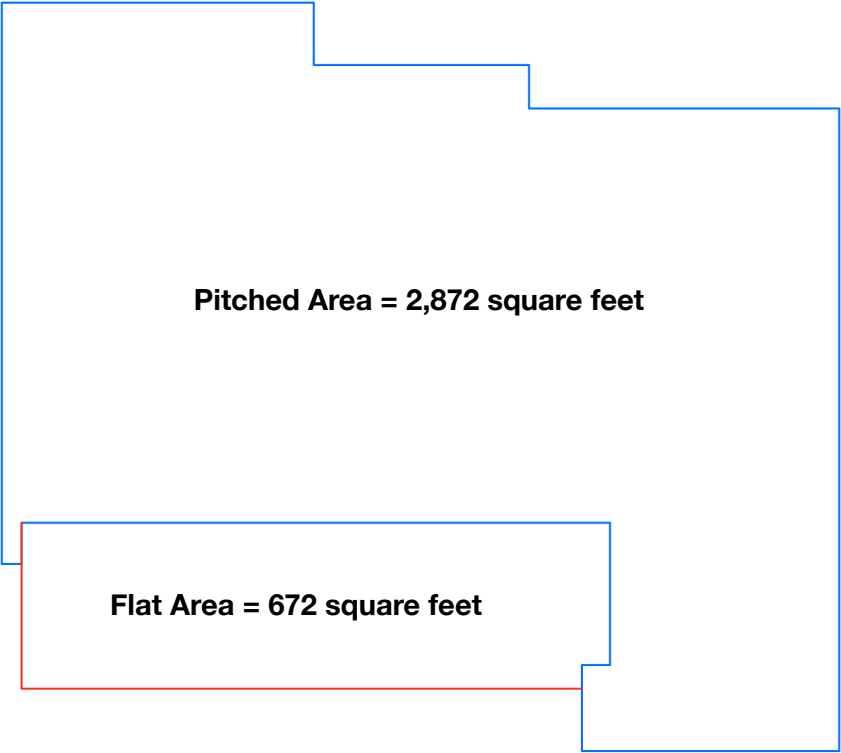
Homeowner Name	W Marta Vazquez
Folio Number	30-4934-005-0870
Mailing Address	14504 SW 84 ST MIAMI, FL 33183
Year Built	1971
Last Roof Permit	April 2016 SBS Flat Roof/Asphalt Shingle
HOA	No HOA
Municipality	Miami Dade County
Roof Delivery Notes	No tree coverage or power lines impeding roof delivery
Roof Height	Approximately 12 ft
Dumpster Notes	Driveway is round. Dumpster close to front of home is possible

Roof Quick Details

Conservative Roof Measurement	3,700 square feet
Pitched Area (Approximate)	3,000 square feet
Flat Area	672 square feet
Pitch Possibilities	3:12 or 4:12
Perimeter of Pitched Roof	274 lineal feet
Perimeter of Flat Roof	124 lineal feet
Ridges	174 lineal feet
Valleys	31 lineal feet
Visible Penetrations	4 units
Tie-In Length	65 lineal feet



Roof Diagrams



Roof Area Assumptions

Measured Pitched Roof Area	2,872 square feet
Possible Pitches	3:12 or 4:12
Pitch Factors	1.0308 or 1.0541

3:12 Pitch Assumption

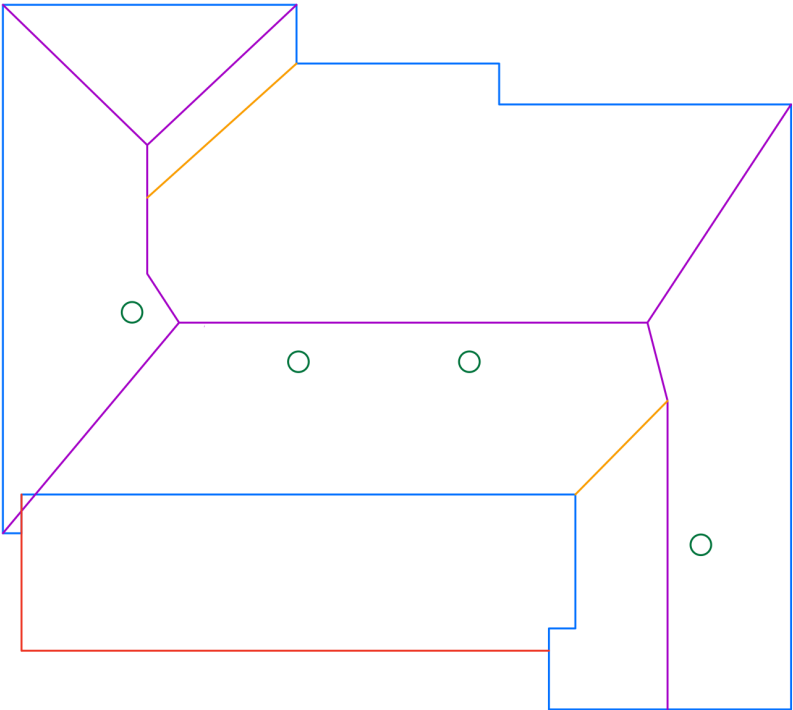
3:12 Pitch Area	2,960 square feet
10% Wastage	3,256 square feet
15% Wastage	3,404 square feet
20% Wastage	3,552 square feet
25% Wastage	3,700 square feet

4:12 Pitch Assumption

4:12 Pitch Area	3,027 square feet
10% Wastage	3,330 square feet
15% Wastage	3,481 square feet
20% Wastage	3,632 square feet
25% Wastage	3,784 square feet

Legend

Purple Lines	Ridges
Orange Lines	Valleys
Green Circles	Penetrations
Blue Line	Pitched Roof Perimeter
Red Line	Flat Roof Perimeter





Enhanced Take-Off

June 12, 2025

14504 SW 84th ST Miami, FL 33183

Report #0000001

Roof Estimate

Materials List

Material Name	Units Required	Price Per Unit	Sales Tax %	Total Price	Notes
Plywood	3	\$27.00	7%	\$86.67	In general, it's suggested that roofing contractors account for 2 or 3 boards of plywood replacement on each job.
Fascia Wood 1x6	2	\$8.85	7%	\$18.94	In general, it's suggested that roofing contractors account for 10 to 20 lineal feet of fascia replacement per job
30# Underlayment	33	\$34.50	7%	\$1,218.20	RAS 115 and Miami Dade County Guidelines dictate that two layers of ASTM D Type II Underlayment be placed on the roof. Each roll is 200 square feet. This accounts for 10% wastage.
Ring Shank Nails	4	\$45.00	7%	\$192.60	This is a box of 1,000 nails that are 1.25" in length. Because of Miami Dade County's regulations (sometimes nails must be as close as 6" on laps), approximately 3,200 nails will be needed here.
Tin Caps	2	\$51.99	7%	\$111.26	This is a 50 lb box of tin caps. Less tin caps than nails are necessary because tin caps are only used on the underlayment, while nails are also used on shingles.
Field Shingles	99	\$39.33	7%	\$4,166.23	This is supposing GAF Timberline HDZ shingles. Other brands recommended for Miami Dade County approval are Tamko and Owens Corning. Prices for each range within 10% of this one.
Ridge Shingles	7	\$52.00	7%	\$389.48	This is supposing GAF's line of ridge shingles. Each bundle covers 25 lineal feet.
Starter Strip	3	\$62.72	7%	\$201.33	This is supposing GAF's line of starter strip shingles. Each bundle covers 120 lineal feet.
Lead Pipe Boots (2")	4	\$13.50	7%	\$57.78	This is supposing average pipe boots. Actual sizing may vary on penetrations.
Valley Metal	1	\$74.00	7%	\$79.18	Each roll is 100 feet long of valley metal. This will be more than sufficient for this job.
Bull Karnak	3	\$40.50	7%	\$130.01	Karnak Bull is used for cosmetic repairs and to seal up penetrations.
3"x3" Drip Edge	34	\$9.50	7%	\$345.61	Termination metals should be used on the perimeter of the roof. This is supposing the metal is not a custom color.
Membrane (4" Cotton Mesh)	2	\$26.00	7%	\$55.64	This is to be used in conjunction with the Bull in order to reinforce and give it strength. Each roll is 50 feet long.
Furring Strips	1	\$56.15	7%	\$60.08	A bundle of furring strips should be purchased in case any replacement is necessary. This should last multiple jobs.
2" Sheathing Nails	1	\$73.38	7%	\$78.52	A box of sheathing nails should also be purchased in case any plywood or trusses need replacement or reinforcement.
Miscellaneous	1	\$300.00	0%	\$300.00	A relatively small budget should always be allotted for miscellaneous purchases necessary to complete the job.
			TOTAL:	\$7,491.51	

** Please note that all pricing is updated with major suppliers (ABC Supply, QXO, Suncoast) as of June 9, 2025.

** All pricing reflects the lowest pricing we were able to find for these specific supplies. Should your pricing vary when you get a quote, we suggest speaking with your sales representative and advising them that you've found lower prices elsewhere on whatever materials seem overpriced. These companies normally adjust their pricing accordingly afterwards



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Roof Estimate

Labor Rates

Phase	Crew Details	Number of Units	Days Worked	Pay Rate	Taxes & Insurance	Total Wages	Notes
Demolition & Underlayment	Helpers	3	2	\$160.00	24.76%	\$1,197.70	Each person should be capable of demolishing 100 sq ft per hour. This does not include drying in.
	Roof Mechanics	2	2	\$200.00	24.76%	\$998.08	
	Foreman	1	2	\$240.00	24.76%	\$598.85	
Flashing, Vents & Penetrations	Helpers	3	1	\$160.00	24.76%	\$598.85	This technically represents a third day of demo and underlayment install as it will be done simultaneously.
	Roof Mechanics	2	1	\$200.00	24.76%	\$499.04	
	Foreman	1	1	\$240.00	24.76%	\$299.42	
Shingle Installation	Helpers	0	0	\$160.00	24.76%	\$0.00	Shingle installation should be completed at a rate of 1-2 squares per hour.
	Roof Mechanics	2	2	\$200.00	24.76%	\$998.08	
	Foreman	1	2	\$240.00	24.76%	\$598.85	
Punchlist	Helpers	1	1	\$160.00	24.76%	\$199.62	Any lagging miscellaneous work required to make homeowner happy.
	Roof Mechanics	0	0	\$200.00	24.76%	\$0.00	
	Foreman	1	1	\$240.00	24.76%	\$299.42	
				TOTAL:		\$6,287.90	

** Please note that labor pricing represents an average of labor rates given in Miami Dade County.

** Taxes & Insurance percentage based on average payroll tax and worker's compensation PEO pricing for 2025 in Miami Dade County

Potential Expenses

Expense Name	Allowance for Expense	Notes
Permit Fees (City)	\$350.00	Miami Dade County tends to have stable fees around this pricing
Permit Running	\$650.00	Average permit running fee for Miami Dade County permits
Dumpster Rental	\$1,190.00	This accounts for one 20 yd dumpster and another 10 yd dumpster. Though one 20 yd dumpster may be sufficient, we're being conservative.
Fuel	\$75.00	One full tank of gas for a standard truck. Your fuel number may vary based on how far you are from the job site
Supply Runs	\$160.00	One day's salary for a person who can go to Home Depot or a supplier to get missing material or equipment.
Amenities for Workers	\$25.00	Water, ice, gatorade and other niceties for laborers.
Equipment Allowance	\$100.00	This budget allows for purchase of blades for saws, or small tools like hammers that may break or be needed over the course of a job.
TOTAL:	\$2,550.00	



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Roof Pricing

Suggested Pricing Breakdown

COGS	Suggested Contract Price	COGS %	Gross Profit	Price Per Square Foot	Material Per Square Foot	Labor Per Square Foot	Expenses Per Square Foot
\$16,329.42	\$24,013.85	68.00%	\$7,684.43	\$6.49	\$2.02	\$1.70	\$0.69

Different Pricing Strategies

Differing COGS Percentage	Updated Contract Price	Gross Profit Amount	Net Income Projection
60% Cost of Goods Sold	\$27,215.69	\$10,886.28	\$6,803.92
65% Cost of Goods Sold	\$25,122.18	\$8,792.76	\$4,710.41
70% Cost of Goods Sold	\$23,327.74	\$6,998.32	\$2,915.97
75% Cost of Goods Sold	\$21,772.56	\$5,443.14	\$1,360.78
80% Cost of Goods Sold	\$20,411.77	\$4,082.35	\$0.00

** Net Income projection represents amount of profit left over after overhead (insurances, vehicles, rent, maintenance, website, marketing) have been taken into account