## Tom Manson Adjusting Service

P.O. Box 25
Covington, OH 45318
Phone Cell 937-570-0186
Fax 937-473-2557
Office 937-473-2556

| | | | |
|---|---|---|---|
| Insured: | LEXIE COOK | Home: | (937) 467-3349 |
| Property: | 10511 Dodson Rd<br>Brookville, OH 45309 | Cellular: | (937) 621-3565 |
| Estimator: | Tom Manson | Business: | (937) 570-0186 |
| Company: | Tom Manson Adjusting Service | E-mail: | tom@mansonclaims.com |
| Business: | P.O. Box 25<br>Covington, OH 45318 | | |

**Claim Number:** 640431 **Policy Number:** 083496 **Type of Loss:** Wind Damage

| | | | |
|---|---|---|---|
| Date of Loss: | 3/13/2026 12:45 PM | Date Received: | |
| Date Inspected: | | Date Entered: | 4/19/2026 12:17 PM |
| Price List: | OHDT8X_APR26<br>Restoration/Service/Remodel | | |
| Estimate: | 10511_DODSON | | |

***This estimate has been prepared by an independent adjuster, not your insurance company. The estimate is subject to review and/or modification by your insurance company. This is not an authorization to repair the damage nor is it an acceptance by your insurance company that there is coverage for the loss.***

"Tom Manson Adjusting Service and your insurance company does not waive any of its rights under your insurance policy nor does the preparation of this estimate create an estoppel under the terms and conditions of your insurance policy."

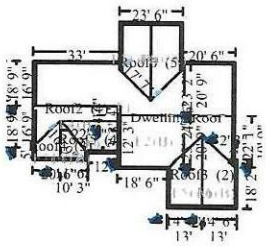
**OHIO STATUTES PROVIDE THAT** Any person who, with intent to defraud or knowingly that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

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**10511_DODSON**

**Source: www.sketchmyroof.com**




### Dwelling Roof

| | |
|---|---|
| 4179.90 Surface Area | 41.80 Number of Squares |
| 351.57 Total Perimeter Length | 147.50 Total Ridge Length |

| DESCRIPTION | QUANTITY | UNIT PRICE | TAX | RCV | DEPREC. | ACV |
|---|---|---|---|---|---|---|
| 1. Tear off, haul and dispose of comp. shingles - Laminated | 41.80 SQ | 66.30 | 0.00 | 2,771.34 | (0.00) | 2,771.34 |
| 2. Laminated - comp. shingle rfg. - w/out felt | 46.00 SQ | 256.65 | 433.35 | 12,239.25 | (3,974.42) | 8,264.83 |
| 3. Drip edge | 351.57 LF | 2.73 | 27.56 | 987.35 | (216.67) | 770.68 |
| 4. Roofing felt - 30 lb. | 24.08 SQ | 43.03 | 29.31 | 1,065.47 | (403.26) | 662.21 |
| 5. Ice & water barrier | 1,722.00 SF | 1.71 | 67.50 | 3,012.12 | (619.09) | 2,393.03 |
| FOR EAVES AND VALLEYS | | | | | | |
| 6. Asphalt starter - universal starter course | 351.57 LF | 1.88 | 16.49 | 677.44 | (226.84) | 450.60 |
| 7. Continuous ridge vent - shingle-over style | 36.00 LF | 9.96 | 11.54 | 370.10 | (90.74) | 279.36 |
| 8. Hip / Ridge cap - Standard profile - composition shingles | 147.50 LF | 5.74 | 28.50 | 875.15 | (261.36) | 613.79 |
| 9. Flashing - pipe jack | 4.00 EA | 50.96 | 5.24 | 209.08 | (41.18) | 167.90 |
| 10. Roof vent - turtle type - Metal | 11.00 EA | 67.37 | 18.77 | 759.84 | (147.57) | 612.27 |
| 11. Exhaust cap - through roof - up to 4" | 2.00 EA | 91.40 | 5.57 | 188.37 | (43.81) | 144.56 |
| 12. Exhaust cap - through roof - 6" to 8" | 1.00 EA | 105.05 | 3.74 | 108.79 | (29.41) | 79.38 |
| 13. Step flashing | 27.25 LF | 10.38 | 4.24 | 287.10 | (33.29) | 253.81 |
| 14. Rain cap - 6" | 1.00 EA | 67.29 | 3.45 | 70.74 | (38.00) | 32.74 |
| **Totals: Dwelling Roof** | | | **655.26** | **23,622.14** | **6,125.64** | **17,496.50** |
| **Total: Source: www.sketchmyroof.com** | | | **655.26** | **23,622.14** | **6,125.64** | **17,496.50** |
| **Line Item Totals: 10511_DODSON** | | | **655.26** | **23,622.14** | **6,125.64** | **17,496.50** |

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## Grand Total Areas:

| | | | | | |
|---|---|---|---|---|---|
| 0.00 | SF Walls | 0.00 | SF Ceiling | 0.00 | SF Walls and Ceiling |
| 0.00 | SF Floor | 0.00 | SY Flooring | 0.00 | LF Floor Perimeter |
| 0.00 | SF Long Wall | 0.00 | SF Short Wall | 0.00 | LF Ceil. Perimeter |
| 0.00 | Floor Area | 0.00 | Total Area | 0.00 | Interior Wall Area |
| 784.95 | Exterior Wall Area | 0.00 | Exterior Perimeter of Walls | | |
| 4,179.90 | Surface Area | 41.80 | Number of Squares | 351.57 | Total Perimeter Length |
| 147.50 | Total Ridge Length | 0.00 | Total Hip Length | | |

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## Summary for Dwelling

| | |
|---|---|
| Line Item Total | 22,966.88 |
| Material Sales Tax | 655.26 |
| **Replacement Cost Value** | **$23,622.14** |
| Less Depreciation | (6,125.64) |
| **Actual Cash Value** | **$17,496.50** |
| Less Deductible | (2,500.00) |
| **Net Claim** | **$14,996.50** |
| Total Recoverable Depreciation | 6,125.64 |
| **Net Claim if Depreciation is Recovered** | **$21,122.14** |

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## Recap by Room

**Estimate: 10511_DODSON**

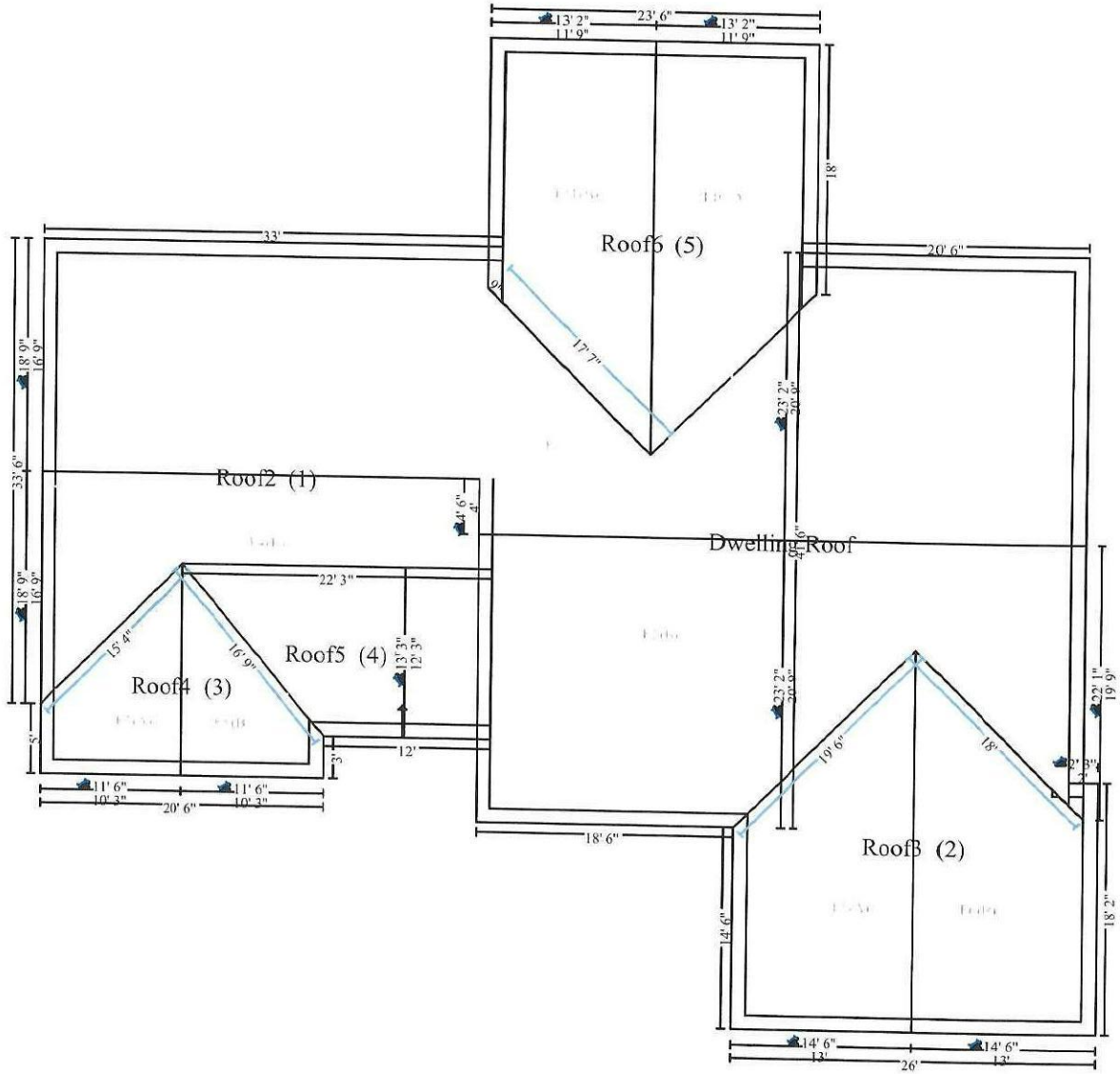
| | | |
|---|---|---|
| **Area: Source: www.sketchmyroof.com** | | |
| **Dwelling Roof** | **22,966.88** | **100.00%** |
| **Area Subtotal: Source: www.sketchmyroof.com** | **22,966.88** | **100.00%** |
| **Subtotal of Areas** | **22,966.88** | **100.00%** |
| **Total** | **22,966.88** | **100.00%** |

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## Recap by Category with Depreciation

| Items | RCV | Deprec. | ACV |
|---|---|---|---|
| GENERAL DEMOLITION | 2,771.34 | | 2,771.34 |
| ROOFING | 20,195.54 | 5,724.92 | 14,470.62 |
| Subtotal | 22,966.88 | 5,724.92 | 17,241.96 |
| Material Sales Tax | 655.26 | 400.72 | 254.54 |
| Total | 23,622.14 | 6,125.64 | 17,496.50 |




Source: www.sketchmyroof.com

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## Sketch Roof Annotations

**Source: www.sketchmyroof.com**

| Face | Square Feet | Number of Squares | Slope - Rise / 12 |
|---|---|---|---|
| F1 | 1,372.60 | 13.73 | 6.00 |
| F2 | 820.85 | 8.21 | 6.00 |
| F4 | 294.80 | 2.95 | 6.00 |
| F5 | 305.22 | 3.05 | 6.00 |
| F6 | 311.18 | 3.11 | 6.00 |
| F7 | 116.03 | 1.16 | 6.00 |
| F8 | 104.57 | 1.05 | 6.00 |
| F9 | 227.37 | 2.27 | 5.02 |
| F10 | 313.64 | 3.14 | 6.00 |
| F11 | 313.64 | 3.14 | 6.00 |
| **Estimated Total:** | **4,179.90** | **41.80** | |