



ROOF REPORT FOR:

16218 S 37th Way, Phoenix, AZ 85048, USA

Prepared for Sample Customer



TOTAL ROOF AREA

2,402 sq ft

24.0 roofing squares

ROOF SECTIONS

10 facets

Individually measured

PRIMARY PITCH

5/12

Most common slope

Roof Sections

SECTION	AREA (SQ FT)	PITCH	DIRECTION	% OF ROOF
Section 1	578	5/12 (22.5°)	NW (305°)	24.1%
Section 2	499	1/12 (5.6°)	N (21°)	20.8%
Section 3	449	6/12 (25.7°)	SE (125°)	18.7%
Section 4	281	0/12 (1.7°)	S (159°)	11.7%
Section 5	208	5/12 (21.7°)	NW (304°)	8.7%
Section 6	114	1/12 (4.5°)	N (18°)	4.7%
Section 7	73	0/12 (1.0°)	N (0°)	3.0%
Section 8	76	7/12 (30.5°)	N (350°)	3.2%
Section 9	69	5/12 (24.3°)	NE (44°)	2.9%
Section 10	55	4/12 (17.9°)	S (184°)	2.3%
TOTAL	2,402			100%

Production Brief

Crew planning + materials accuracy.

CREW COMPLEXITY	FACETS	LABOR FACTOR
Cut-up	10	1.35x
<i>Multiple intersections add significant cutting and waste — plan ~1.35x.</i>		

Linear Edge Measurements

EAVES 119 ft <i>Drip edge + starter strip</i>	RAKES 328 ft <i>Drip edge + starter strip</i>
RIDGES 51 ft <i>Ridge cap + ridge vent</i>	HIPS 91 ft <i>Hip cap shingles</i>
VALLEYS 68 ft <i>Ice & water shield + valley metal</i>	STEP FLASHING 65 ft <i>Step + counter flashing</i>

Total drip edge perimeter (eaves + rakes): 447 ft.

Pitch breakdown by area

PITCH	AREA (SQFT)	SQUARES	% OF ROOF	LABOR x	WALKABILITY
5/12	855	8.6	35.6%	1.00x	walkable
1/12	613	6.1	25.5%	1.00x	walkable
6/12	449	4.5	18.7%	1.00x	walkable
0/12	354	3.5	14.7%	1.00x	walkable
7/12	76	0.8	3.2%	1.25x	anchor
4/12	55	0.6	2.3%	1.00x	walkable

& Roof has steep sections — fall protection / anchor required (weighted labor: 1.01x).

Roof penetrations (AI-detected)

CHIMNEYS	PLUMBING VENTS	SKYLIGHTS	RTUS	ATTIC FANS	OTHER
1	0	0	0	0	0

AI confidence: high. Verify before ordering pipe boots / flashing kits.

The property has a mix of tile and flat membrane roofs.

AI Roof Analysis

Auto-flagged condition observations from satellite imagery.

● Complex roof — 10 facets

High facet count means more valleys, hips, and flashing terminations. Inspect transitions for sealant cracking and underlayment exposure.

● Pool on site

Tarp pool surface during tear-off; magnetic sweep + manual fish-out required afterward to prevent pump intake damage.

● 3-car garage

Attached garage adds a separate roof plane — verify wall-flashing transitions where the garage roof meets the house wall.

● Exterior: Wood

Wood siding — fasteners visible after removal; plan replacement/touch-up paint.

● 1 chimney detected

Chimney flashing (step + counter) is the most common leak source on a re-roof. Plan to replace, not reuse — saw-cut new counter-flashing into the masonry. Cricket required on the up-slope side of any chimney wider than 30 inches.

Replacement Cost Estimates

Based on your 2,402 sq ft roof. Actual costs vary by region, contractor, and roof complexity.

MATERIAL	ESTIMATED COST	LIFESPAN	TIER
3-Tab Asphalt Shingles	\$7,206 – \$12,010	15–20 yrs	Budget
Architectural Shingles	\$9,608 – \$19,216	20–30 yrs	Popular
Metal Shingles	\$14,412 – \$33,628	40–70 yrs	Premium
Standing Seam Metal	\$43,236 – \$60,050	40–70 yrs	Premium
Clay Tile	\$21,618 – \$28,824	50–100+ yrs	Premium
Slate	\$36,030 – \$72,060	75–200 yrs	Luxury

Material Waste Calculator

Always order extra material to account for cuts, waste, and breakage. 10% is standard for most residential roofs.

WASTE %	TOTAL AREA	SQUARES	EXTRA MATERIAL
0%	2,402 sq ft	24.0	—
5%	2,522 sq ft	25.2	+120 sq ft
10%	2,642 sq ft	26.4	+240 sq ft
15%	2,762 sq ft	27.6	+360 sq ft
20%	2,882 sq ft	28.8	+480 sq ft

* 10% is the industry standard for most residential roofs

Material Takeoff

Squares	27
Shingle Bundles	81
Underlayment Rolls	7
Ice & Water Shield Rolls	5
Starter Strip	470 lin ft
Ridge Cap	150 lin ft
Drip Edge	470 lin ft
Roofing Nails	8,640



Property Details

Public-record property profile from Rentcast

YEAR BUILT

1988

OWNER

MAR TRUST

EST. ROOF AGE

~16 years

LOT SIZE

5,998 sq ft

STORIES

2

ASSESSED VALUE

\$71,270

PROPERTY TYPE

Single Family

OWNER-OCCUPIED

Yes

LIVING AREA

2,483 sq ft

BATHROOMS

4

LAST SALE

\$212,000 (2014)

ANNUAL TAX

\$4,683

OWNER MAILING ADDRESS

16218 S 37th Way, Phoenix, AZ 85048

ESTIMATED ROOF CONDITION

Aging — approaching replacement window



What Happens Next

Thanks for considering Apex Peak Roofing. Here's what happens next on your project.

1

Review the report

Take a look at the satellite measurements, segment breakdown, and material estimates. We pulled this from the same data Google's Solar API uses — it's typically 95–98% accurate.

2

Schedule a physical inspection

We'll come out and verify the satellite numbers on the ground, look for damage, hail, granule loss, and check flashing, gutters, and decking. No charge for the inspection.

3

Discuss your options & pricing

After the inspection we'll walk you through covering choices, color, warranty, and timeline — plus a written estimate based on your actual roof condition, not just the satellite number.

4

Pick the right path

Repair vs. full replacement vs. maintenance — we'll tell you straight if you need a new roof or if you've got 5–10 more years. No pressure, no upselling.

5

Insurance claim (if applicable)

If storm damage is involved, we can meet your adjuster on-site, document everything, and file a supplement if their first scope comes in low.

6

Schedule the work

Once you approve the estimate, we set a start date. Most jobs take 1–2 days. We protect landscaping, clean up the site daily, and run a magnet sweep for nails when we're done.

YOUR ROOFER

Apex Peak Roofing

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