ESX Add-on Deliverables

Xactimate Add-on

An ESX file can now be created from any iGUIDE! Simply request the ESX file upon creation of a Standard or Premium iGUIDE and your file will be delivered within 24 hours. Accurate sketches are now just a few clicks away.

ESX sketches provided by iGUIDE are intended to be used as a starting point for an estimate and may still require additional information. Please refer to the information below.

- **Sketch:** In the form of an ESX (.esx) file, based on the iGUIDE Floor Plan.
- **Delivery Time:** Within twenty-four hours after iGUIDE Creation if under 10,000 SF.
  *Standard turnaround time for the completed ESX file is not guaranteed if the file is greater than 10,000 sq ft. Delivery time is dependent on successfully publishing the iGUIDE (if in pre-publish state), property size & complexity which may exceed 24 hours.

	Standard	Premium
Included	✔ Scaled Underlay Image ✔ Walls set to 4 Inches ✔ Doors & Door Styles ✔ Windows ✔ Room Names ✔ Room Types ✔ Stairs ✔ Elevation Changes ✔ Rooms Under Stairs ✔ Structural Columns ✔ Ledges & Fireplaces ✔ Floor Material ✔ Ceiling Heights (Flat/Box) ✔ Floor Material ✔ Outdoor Features (Decks, Patios, Porches)	✔ Standard List Deliverables ✔ Complex Ceilings (Sloped, Peaked, Attic or Tray) ✔ Cabinets ✔ Appliances and Plumbing Symbols
Not Included	✘ Stacked Model ✘ Window Types ✘ Wall, Ceiling or Floor Construction ✘ Roof Details or Related Construction ✘ Claim Info, Estimate Items, Photos, Documents	
		
***Deliverables are dependent on successfully meeting Capture Requirements.**		

Xactimate Deliverables

ESX files provided by iGUIDE include accurate two-dimensional details in a three-dimensional model. Creating a file of a nearly complete Sketch with the accuracy that iGUIDE is known for. This starting point greatly reduces the amount of work required by an estimator to complete the file. By having the Sketch portion completed from the two-dimensional details of an iGUIDE, a good majority of the floorplan is ready for an accurate estimate. These deliverables include;

Standard:

File Format: Xactimate ESX file (.esx).

Walls: All walls are set to four inches.

- Wall Placement: In relation to Planitar Inc.'s proprietary drafting software, interior walls are aligned to the centerline, and exterior walls are aligned to the inside face.

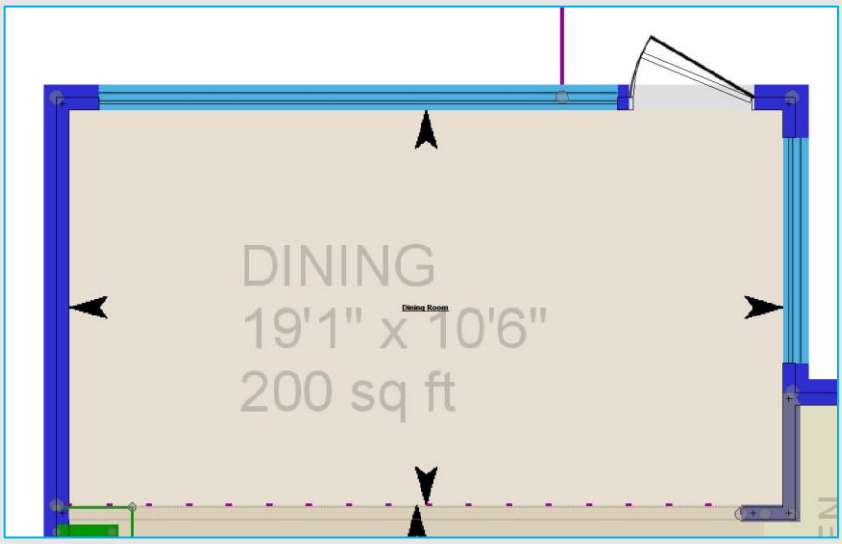


Figure # 1 - Exterior Walls Drawn to the Interior Face of Walls

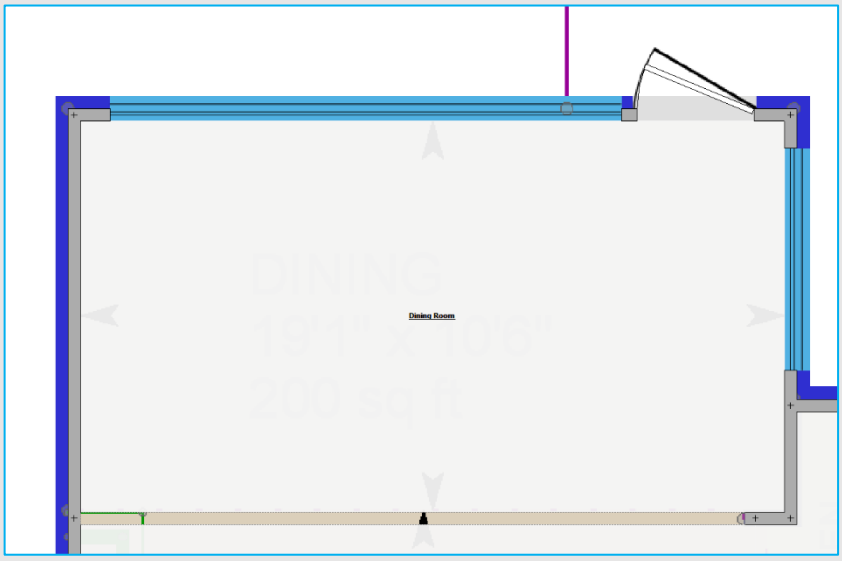


Figure # 2 - Exterior Walls Drawn to the Interior Face of Walls 2

Doors: Doors are placed in walls reliably within the limitations of the Xactimate software and all door openings will be deducted from the wall calculations.

- Door Types: Accurately match the type represented in the iGUIDE Virtual Tour. Styles will be changed to best match the style visible in the iGUIDE.
- Door Sizes: Heights and Widths of doors will be accurately set to the nearest 1” increment.
- Door Trim: Default Trim will be added to each door so long as it is installed/visible in the iGUIDE Virtual Tour. Unfinished properties or buildings under construction may not have Trim shown.

Windows: Windows are placed in walls reliably within the limitations of the Xactimate software and all window openings will be deducted from the wall calculations.

- Window Types: All Window Types will be defaulted to a “Picture” style window. Different Window Types will not be represented.
- Window Sizes: Height, Width and Elevation from the floor level will be accurately set to the nearest 1” increment.
- Window Shapes: Windows will appear as circular, rectangular, curved, triangular, etc. to best match the window visible in the iGUIDE Virtual Tour.
- Window Trim: Default Trim will be added to each window so long as it is installed/visible in the iGUIDE Virtual Tour. Unfinished properties or buildings under construction may not have Trim shown.

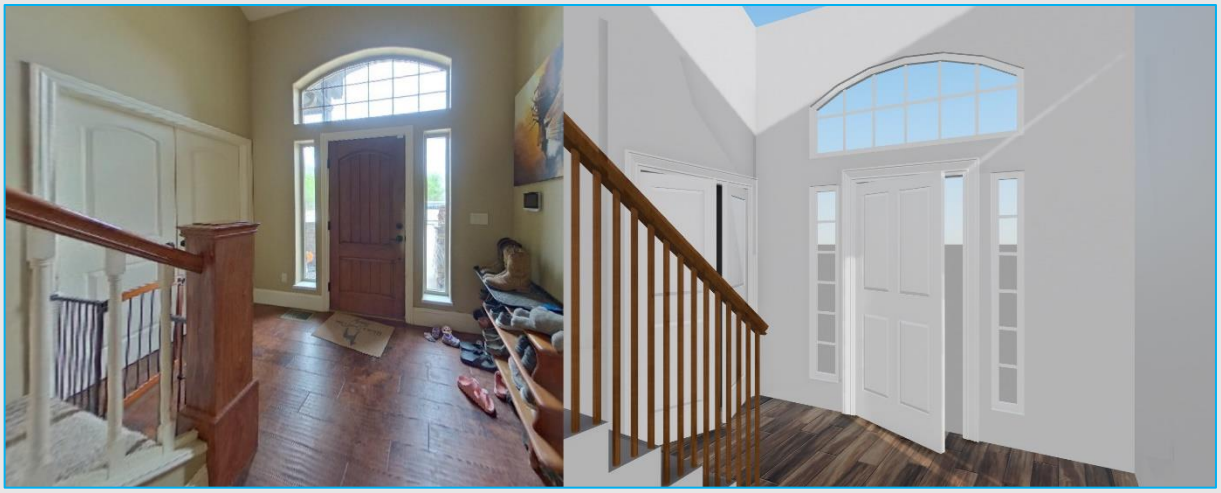


Figure # 3 - Real World Vs. Xactimate Sketch

Room Names/Types: Room names will match the corresponding names from the iGUIDE Virtual Tour. Names edited post-publish will not be reflected. Room types are selected from the Xactimate library to closely match the types used in Planitar Inc.’s proprietary drafting software.

Open to Below Areas: Spaces that are open to below are represented from the lower floor with a ceiling height set to represent the space. No duplication or representation of the open to below or stairs descending will be shown for the upper corresponding level.

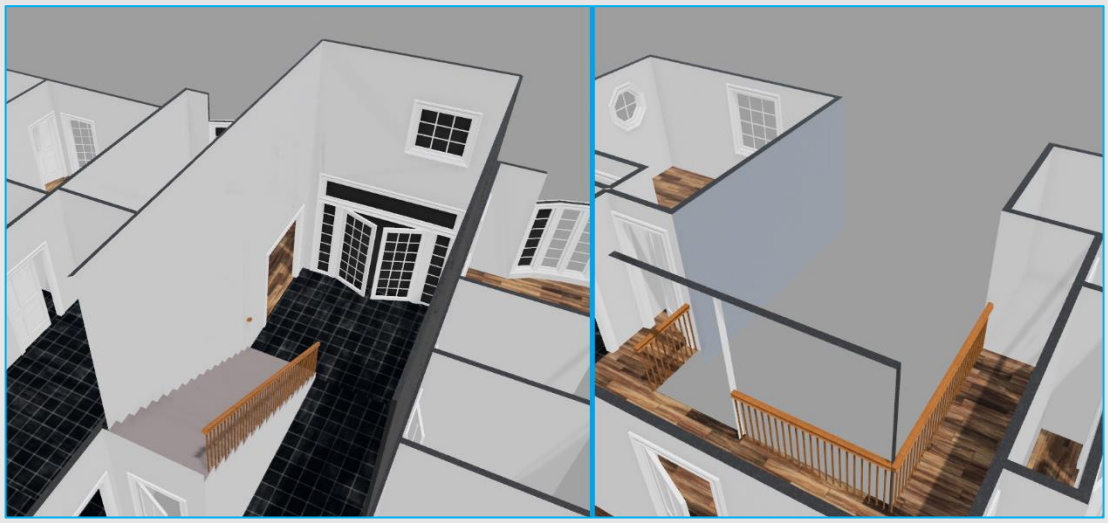


Figure # 4 - Walls Sketched at Full Height in Main Floor (Left) and Respective Stairs Down & Open to Below in 2nd Floor (Right)

Stairs Between Floors: Stairs are shown the full-length ascending, only going up to the floor above. Stairs will not be represented descending to an undocumented floor.

- Stair Length: The run will match the length of the stairs in Planitar Inc.'s proprietary drafting software.
- Stair Risers: Risers are represented cosmetically and may not reflect the true value on site.
- Stair Shapes: Various stair shapes are included but not limited to: straight, "L", curved, spiral, etc.



Figure # 5 - Sketch of a Spiral Staircase

Changes in Elevation Within a Floor: Floors will be adjusted to reflect how a given building is constructed and will no longer have any effect on ceiling heights. These details will be most noticeable in properties that have a few steps between floor levels, such as sunken living rooms, attached garages, and some split-level floors.



Figure # 6 - Foyer that is Below the Floor Level Represented in Xactimate

Rooms Under Stairs: Any room that is captured via an iGUIDE Camera System that is under a set of stairs going up, will be created on a separate floor. The newly created floor will remain aligned with the corresponding floor to account for the floor area under the stairs.



Figure # 7 - Room Sketched Under a Staircase

Bay Windows: Bay windows will be represented as a small room with the exterior walls following the exterior walls around the window. The room area will be a subgroup of the adjacent room.

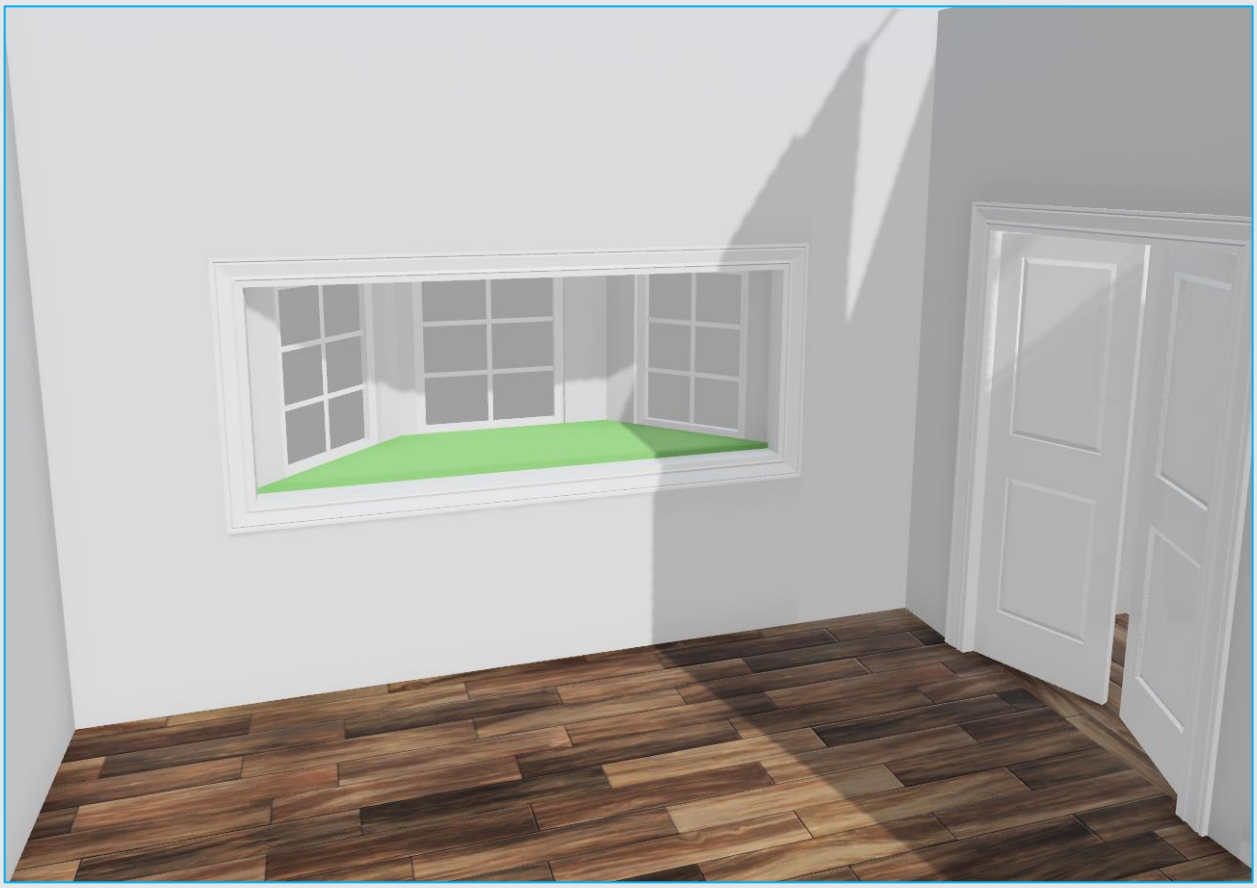


Figure # 8 - Bay Window as Viewed from the Interior

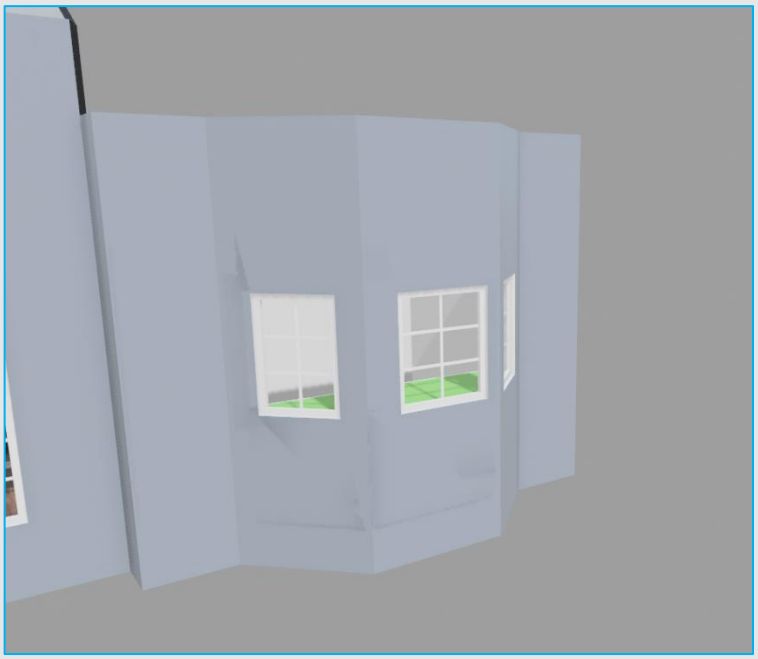


Figure # 9 - Bay Window as Viewed from the Exterior

Structural Objects: Columns will be represented as an annotated shape in the ESX file that does not take away floor area.

Pass-Throughs: Openings in walls dedicated as a pass-through (serving window) will be represented.

- Opening Sizes: Height, Width and Elevation from the floor level will be accurately set to the nearest 1” increment.



Figure # 10 - Pass-Through Window

Multi-Floor Buildings: Each floor will be separated in the ESX file, treating them as independent from each other. This will contain a standard elevation change of nine feet from the top of finished floor to the start of the next levels top of finished floor. Floors will be offset from each other and will not be stacked. Reliable wall/ceiling heights are not affected by this.

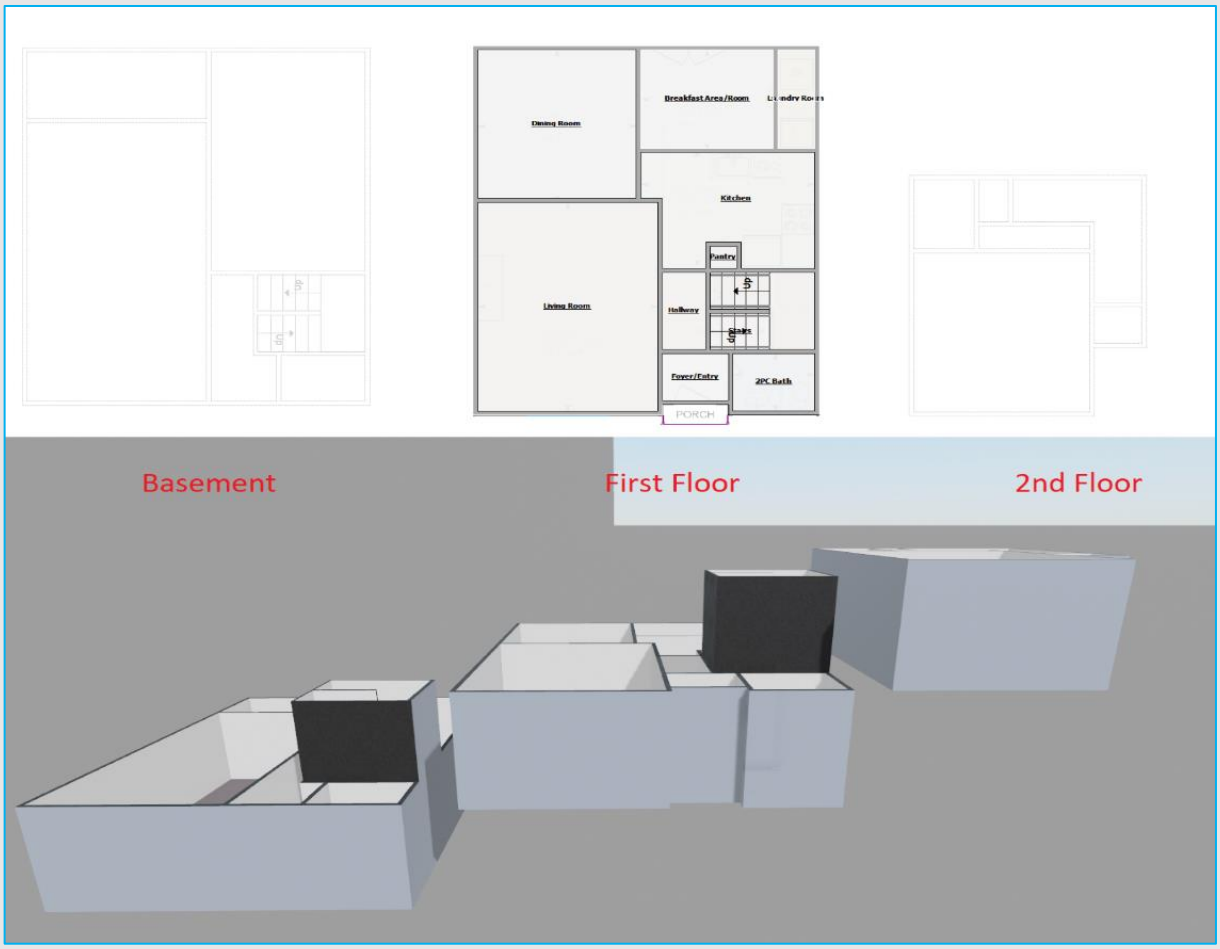


Figure # 11 - Placement of Multiple Floors in Xactimate

Ceilings: All ceilings will be represented as a “Box” ceiling. Changes in flat ceiling height will be represented. Ceiling height measurements will be set to the nearest 1” increment.

Floor Materials: The visual appearance of floors in 3D will have an appropriate type of floor material set to resemble what appears in the iGUIDE Virtual Tour.

- Textures: Carpet is defaulted to the first Texture Option. Concrete is defaulted to the first Texture Option. Tile is defaulted to the thirtieth Texture Option. Wood is defaulted to the twenty-sixth Texture Option. Other options or custom flooring will not be represented.
- Unfinished/Obstructed: Any floor that is unfinished (exposed sub-floor) or unable to be viewed due to clutter or debris will be the default floor texture.

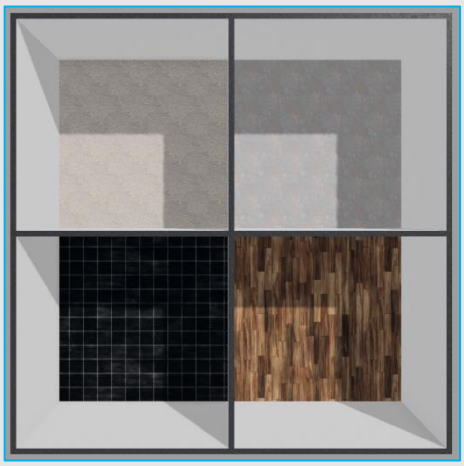


Figure # 12 - Floor Materials Used



Figure # 13 - Floor Materials on a Complete Floor Plan

Structural Features: Rectangular/trapezoidal structural features such as ledges and fireplaces will be represented with an object. Heights will be set relative to the floor to the nearest 1” increment.

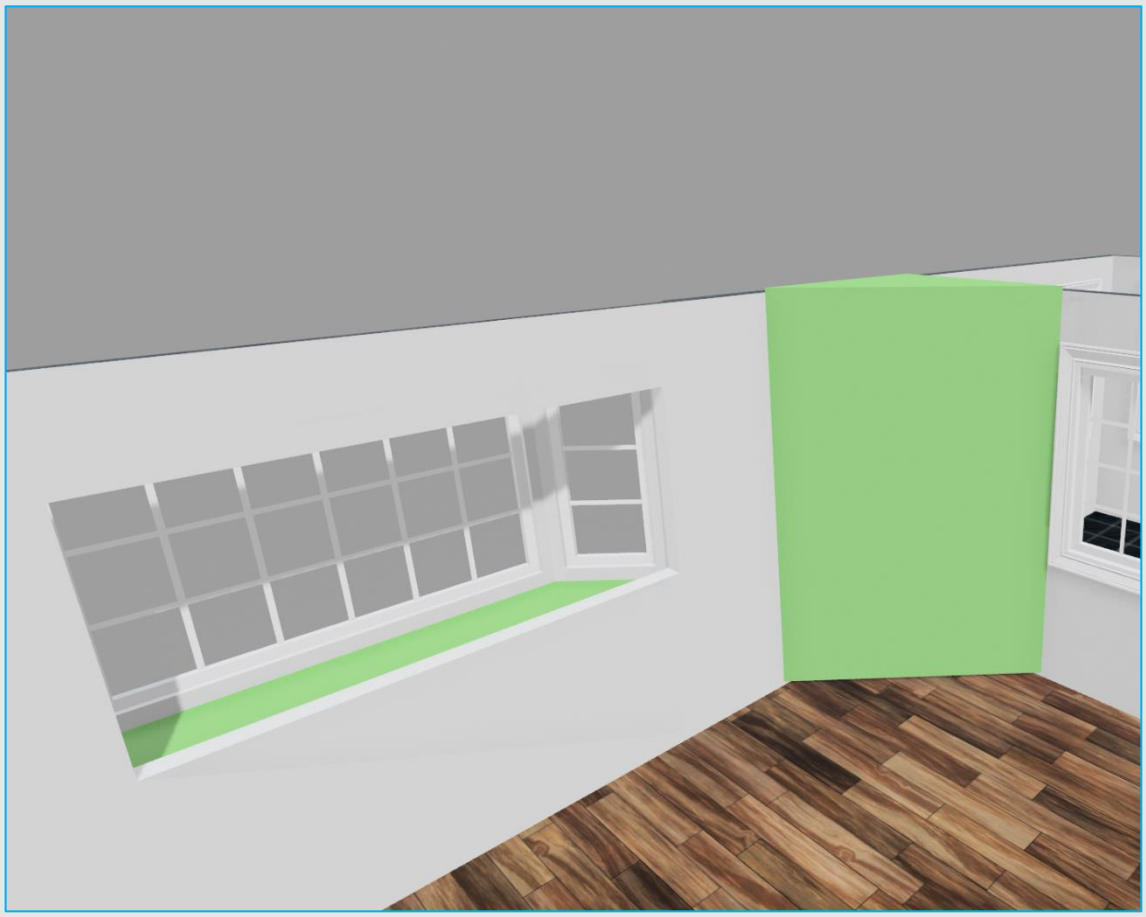


Figure # 14 - Ledge Contained in a Bay Window (Left) & Fireplace (Right)

Outdoor Areas: Outdoor areas (Porches, Patios, Carports, Decks, among others) that were properly captured for the iGUIDE, will be shown on the ESX file.

- Porches, Patios, Carports and any other outdoor are with a floor material other than wood, will be sketched as a regular room. Ceiling height will match the exterior wall when applicable. All openings (doors and windows) should be shown as default.
- Decks or any other wood structure will be shown using the Deck tool in Xactimate. Railing will be shown when present in at least one side of the deck.
- Pool areas: when well documented, pool areas should be shown as a single room. The pool itself will not be shown with its correct depth.
- Metal framed areas will be shown without any walls.



Figure # 15 - Example of a covered patio shown on Xactimate

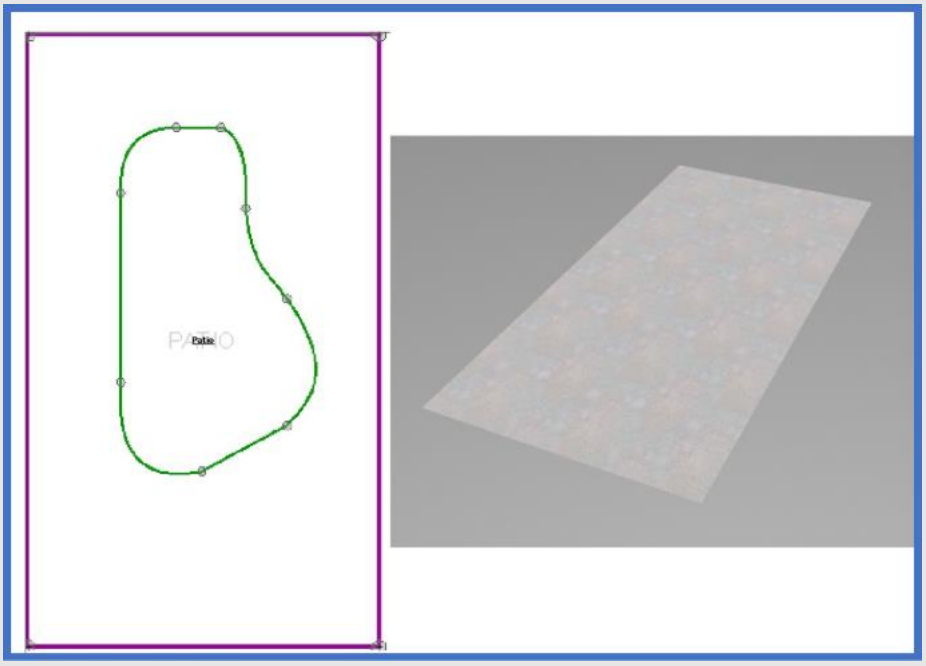


Figure # 16 - Pool being sketched on the iGUIDE and on Xactimate



Figure # 17 - Wooden Deck on the iGUIDE and on Xactimate.

Premium:

Complex Ceilings: Provided a vertical wall that makes contact with the ceiling is captured, a Sloped, Peaked, Attic, or Tray ceiling type will be represented in Premium ESX files.

- Floating features, small bulkheads, and areas with no clear vertical data will not be represented.
- Tray ceilings will use a default one foot (1'-0") dimension to indicate the depth.

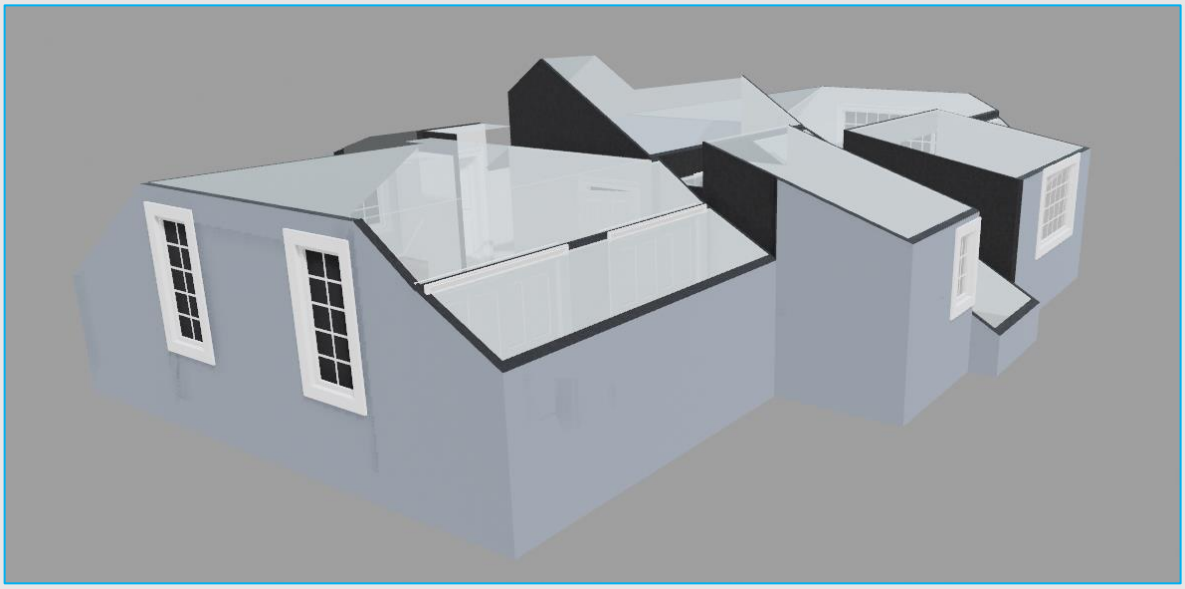


Figure # 18 - Finalized Premium ESX with Complex Ceilin

Cabinets: For Premium iGUIDEs, Cabinets will be represented in the Xactimate sketch file for areas such as Kitchens, Bathrooms & Laundry Rooms.

- Number of Sections: The appropriate number of sections will be represented based on the visuals of the iGUIDE Virtual Tour.
- Face Type: The appropriate face type will be represented based on the visuals of the iGUIDE Virtual Tour.
- Cabinet Heights:
    - Bathrooms (low cabinet) will be set to a default of 2'-8" and will not be changed.
    - Bathrooms (upper cabinet) will be set to nearest 1" increment.
    - Kitchen/Laundry (low cabinet) will be set to a default of 3'-0"" and will not be changed.
    - Kitchen/Laundry (upper cabinet) will be set to nearest 1" increment.
    - Full Height Cabinets will be represented to the nearest 1" increment.



Figure # 19 - Premium Cabinets within a Kitchen

Symbols: For Premium iGUIDEs, Appliances and Plumbing Symbols will be placed to reference where these fixtures are when compared to the iGUIDE. Those Symbols will be primarily shown on Kitchens, Laundries and Bathrooms.

- Kitchen: Symbols added to Kitchens are the following: Sink; Double sink; Dishwasher; Stove; Fridge and Built-in Oven.
- Laundry: Symbols added to Laundries are the following: Sink; Washer and Dryer.
- Bathroom: Symbols added to Bathrooms are the following: Toilet; Urinal; Bathroom sink; Corner shower; Standard shower; Standard Bathtub and Corner Bathtub.

These symbols are used for visual representation only, and no parameters will be changed from default.



Figure # 20 - Premium Symbols within a Kitchen

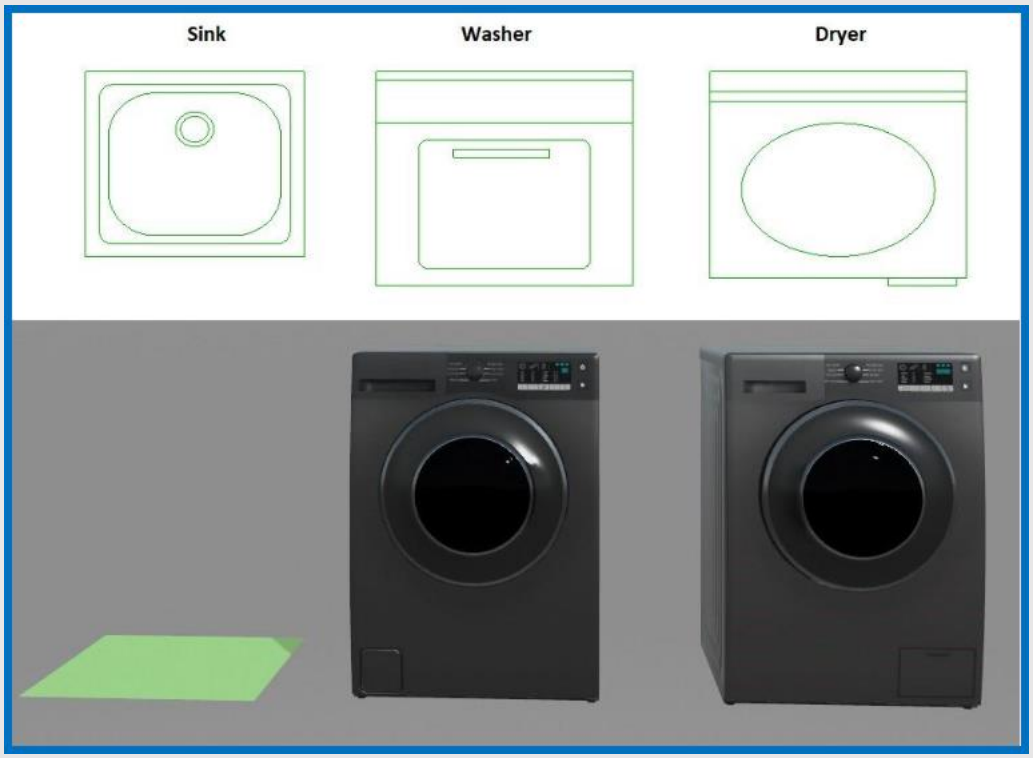


Figure # 21 - Premium Symbols within a Laundry

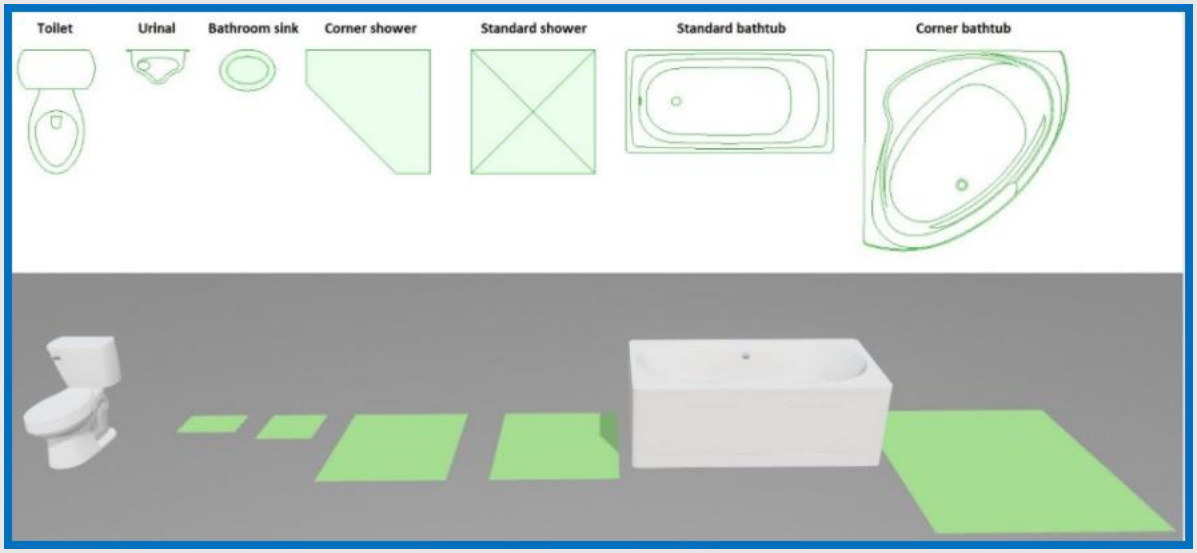


Figure # 22 - Premium Symbols within a Bathroom