Roof at a Glance

2-story single-family house, built 2001 • cross-hipped / gabled shingle roof

TOTAL ROOF AREA
2,143 sf
21.4 squares • 7 facets • ±5%

PREDOMINANT PITCH
7/12
main 7/12 • cross roof 11.5/12

RIDGES / HIPS / VALLEYS
57 / 0 / 36 lf
cross-hipped + gabled

RAKES / EAVES
67 / 114 lf
drip edge 181 lf

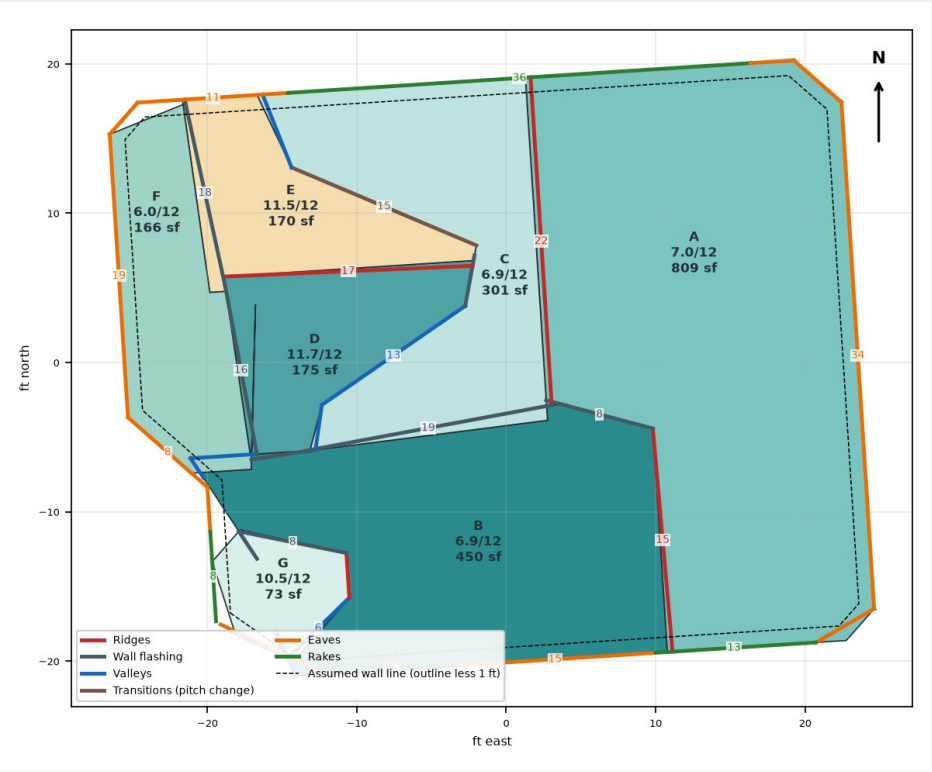
EXTERIOR WALLS (GROSS)
3,065 sf
perimeter 160 lf • ±10%

WALL FLASHING
80 lf
lower roofs into 2-story walls

IMAGERY AGREEMENT
0.8 ft
median edge offset • 7 aerials 2005-2025

SUGGESTED WASTE
15 %
24.67 sq incl. waste

ROOF PLAN • FACETS, RIDGES AND VALLEYS



AREA BY FACET

A	■■■■■■■■■■■■■■■■■■■■	809 sf
B	■■■■■■■■■■■	450 sf
C	■■■■■■■	301 sf
D	■■■■	175 sf
E	■■■■	170 sf
F	■■■■	166 sf
G	■■	73 sf

Plan (footprint) area	**1,802 sf**
Ridge height	**~32 ft above grade**
Eave height	**9.5-21.9 ft**
Stories	**2**
Imagery edge offset	**0.8 ft median (7 aerials)**
Hail within 3 mi	**8 reports, max 0.88 in**
Flood zone	**X (minimal hazard)**

Summary. A 2-story single-family house (built 2001) with a cross-hipped and gabled main roof, a lower front roof that runs down to a 1-story eave, and a 6/12 roof over a 1-story west side section. Seven facets were measured from 2024 USGS 3DEP LiDAR plane fits (about 11 points per sq m); the outline is the outermost roof returns plus half the point spacing, so overhangs are included.

CROSSCHECK ROOF REPORTS

ROOF & WALL MEASUREMENT

SAMPLE

SITE
Collegeville, Pennsylvania
Single-family house, built 2001

OWNER OF RECORD
Withheld (sample)

REPORT DATE
October 10, 2026

MEASUREMENT BASIS
2024 USGS 3DEP LiDAR
7 aerials, 2005-2025
cross-checked to LiDAR
No street-level photos

REPORT ID
CC-S-0003

SHEETS

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CC-03 Facet & Line Schedules
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CC-08 Exterior Walls
CC-09 Imagery Cross-check
CC-10 Imagery Change Review
CC-11 Property, Weather & Code
CC-12 Metric Coverage
CC-13 Sources & Confidence

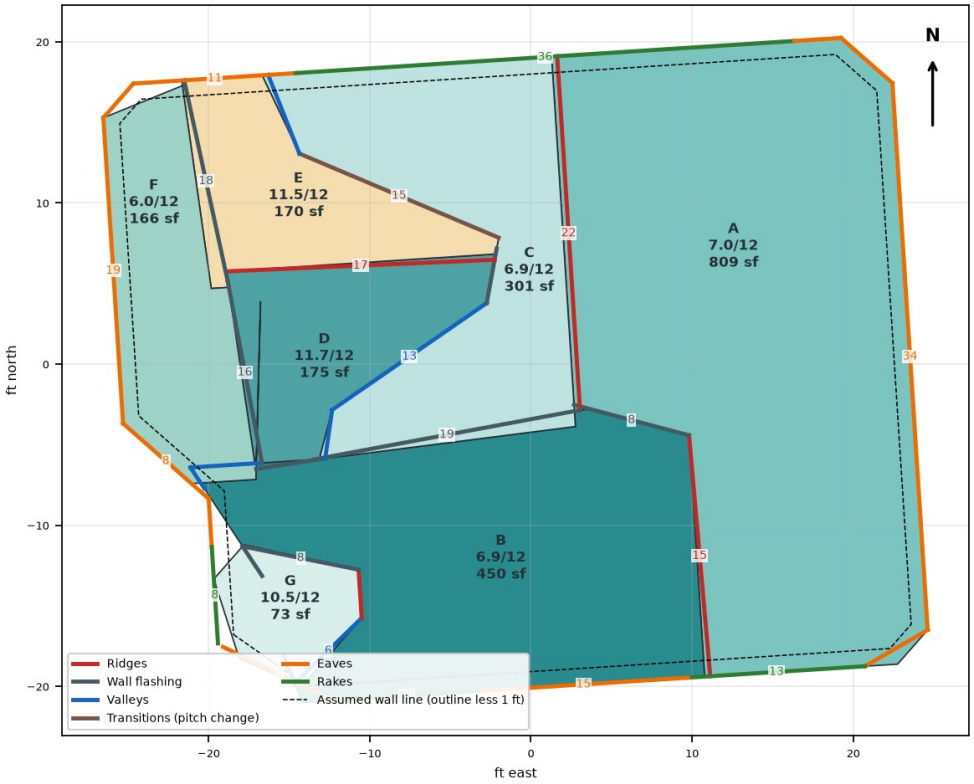
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Roof Plan

Facets, ridges, valleys, rakes and eaves • lengths in feet



Line type	Length lf
Ridge	57
Wall flashing	80
Valley	36
Pitch change	15
Eave	114
Rake	67
Drip edge (eaves + rakes)	181

How to read this plan

Each facet is labelled with its letter. Lines are plane intersections from the LiDAR surface model; eaves and rakes follow the traced outline including overhangs. Lengths in feet. Rakes, hips and valleys are true (sloped) lengths; eaves and ridges are level. "Wall flashing" marks where a lower roof meets a higher wall (step or headwall flashing).

The dashed line is the assumed wall line (roof outline less a 1 ft overhang).

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CC-02

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Facet & Line Schedules

One row per roof facet and per measured line

Facet	Description	Plan sf	Area sf	Pitch	± pitch	Faces	Eave ht	Top ht	Returns	Fit rmse
A	East-facing slope	700	809	7.0/12	—	E	19.2	31.4	604	—
B	West-facing slope	389	450	6.9/12	—	W	10.0	28.0	354	—
C	West-facing slope	262	301	6.9/12	—	W	21.9	32.2	213	—
D	South-facing slope	126	175	11.7/12	—	S	20.7	32.4	90	—
E	North-facing slope	122	170	11.5/12	—	N	19.5	31.9	120	—
F	West-facing slope	149	166	6.0/12	—	W	9.5	14.0	119	—
G	South-facing slope	55	73	10.5/12	—	S	11.7	19.6	28	—
Total		**1,802**	**2,143**	**7/12 pred.**						

Line	Facets	Length ft
Eaves	A	34.0
Eaves	F	19.0
Eaves	B	15.0
Eaves	F	11.3
Eaves	G	8.4
Eaves	F	7.5
Eaves	A	5.1
Eaves	A	4.6
Eaves	A	3.4
Eaves	F	3.0
Eaves	F	3.0
Rakes	C	35.7
Rakes	A	12.7
Rakes	B	10.4
Rakes	G	8.0
Ridges	A/C	22.0
Ridges	D/E	16.7

Line	Facets	Length ft
Ridges	A/B	15.0
Ridges	B/G	3.0
Transitions (pitch change)	C/E	15.1
Valleys	C/D	13.0
Valleys	B/G	6.3
Valleys	C/E	5.3
Valleys	B/F	5.1
Valleys	C/D	3.1
Valleys	B/G	1.9
Valleys	B/F	1.6
Wall flashing	B/C	19.4
Wall flashing	E/F	17.6
Wall flashing	D/F	15.9
Wall flashing	A/B	8.4
Wall flashing	B/G	8.4
Wall flashing	B/D	5.0
Wall flashing	C/D	3.5
Wall flashing	B/G	2.3

Notes

Heights are feet above median adjacent ground. ± pitch is the bootstrap standard deviation in x/12. Returns = LiDAR points on the facet; fewer returns means lower confidence in pitch.

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Edges & Flashing

Every roof edge and joint, typed from the LiDAR surface model

Item	Quantity	Basis	Status
Ridges	57 lf	level ridges	Include
Hips	0 lf		Include
Valleys	36 lf	plane intersections	Include
Rakes	67 lf	sloped edges	Include
Eaves	114 lf	level roof edges	Include
Wall flashing	80 lf	lower roofs into 2-story walls (step / headwall)	Include
Pitch change	15 lf	7/12 into 11.5/12	Include
Drip edge	181 lf	eaves + rakes	Include
Hip + ridge cap	57 lf		Include
Starter	114 lf	eaves	Include
Leak barrier (eaves + valleys)	151 lf	if specified	Estimate
Vents / pipe boots	—	verify on site	Exclude

What this means for the job

Roof-to-wall lines are where the front roof (B), the west roof (F) and facet G meet the higher 2-story walls; split step vs headwall flashing on site.
Small jogs in the traced outline add short eave and rake pieces; totals are within ±1-2 ft per line.

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Materials Takeoff

Pitched-roof quantities for estimating • guidance only, verify before ordering

Item	Quantity	Basis
Total roof area	2,143 sf	7 facets, pitch-adjusted
Ridges	57 lf	
Hips	0 lf	
Valleys	36 lf	
Rakes	67 lf	sloped
Eaves	114 lf	
Wall flashing (roof-to-wall)	80 lf	step / headwall
Pitch change	15 lf	
Drip edge	181 lf	eaves + rakes
Hip + ridge cap	57 lf	
Starter	114 lf	eaves

Suggested waste 15% for a cut-up roof with valleys and roof-to-wall lines (guidance only).
Waste table excludes ridge cap and starter.

WASTE FACTOR TABLE

Waste %	Area sf	Squares
0%	2,143	21.67
10%	2,358	23.67
12%	2,400	24.33
15%	**2,465**	**24.67**
17%	2,508	25.33
20%	2,572	26.00
22%	2,615	26.33

Squares rounded up to the next 1/3 sq.
Highlighted = suggested, based on roof complexity (facets, valleys, hips). Excludes starter, ridge cap and drip edge, which are listed separately.

AREA BY PITCH

Pitch	Area sf	Share
6/12	166	8%
7/12	1,560	73%
10/12	73	3%
12/12	345	16%

SUGGESTED ORDER

24.67 sq

roof area + 15% waste

CROSSCHECK ROOF REPORTS

ROOF & WALL MEASUREMENT

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CC-05

Estimate from public data. Verify on site.

CrossCheck Roof Reports • Sample report (owner and street address withheld) • Estimates from public aerial imagery and LiDAR; no site visit.
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Extended Metrics

Industry-report items beyond the core takeoff • each tagged Include / Estimate / Exclude

Item	Status	Value / basis
Total roof area (pitch-adjusted)	Include	2,143 sf, ±5%
Plan roof area	Include	1,802 sf
Facets / pitches	Include	7 facets
Area by pitch	Include	CC-05
Ridges, hips, valleys, rakes, eaves	Include	plane intersections + outline
Wall (step / headwall) flashing	Include	lower roofs into 2-story walls
Drip edge / starter / ridge cap	Include	from line totals
Suggested waste	Estimate	15%, cut-up roof with valleys
Ridge / eave heights	Include	LiDAR

Item	Status	Value / basis
Stories	Include	2 (county record)
Exterior wall area by side	Estimate	3,065 sf gross, ±10%
Corners	Include	9 out / 1 in
Imagery cross-check	Include	7 aerials
Change review / roof age	Estimate	possible re-roof 2010-2015, not confirmed
Hail / wind history	Include	NOAA SPC + NCEI
Flood zone	Include	FEMA NFHL
Code / wind speed	Estimate	PA UCC; ASCE 7-16

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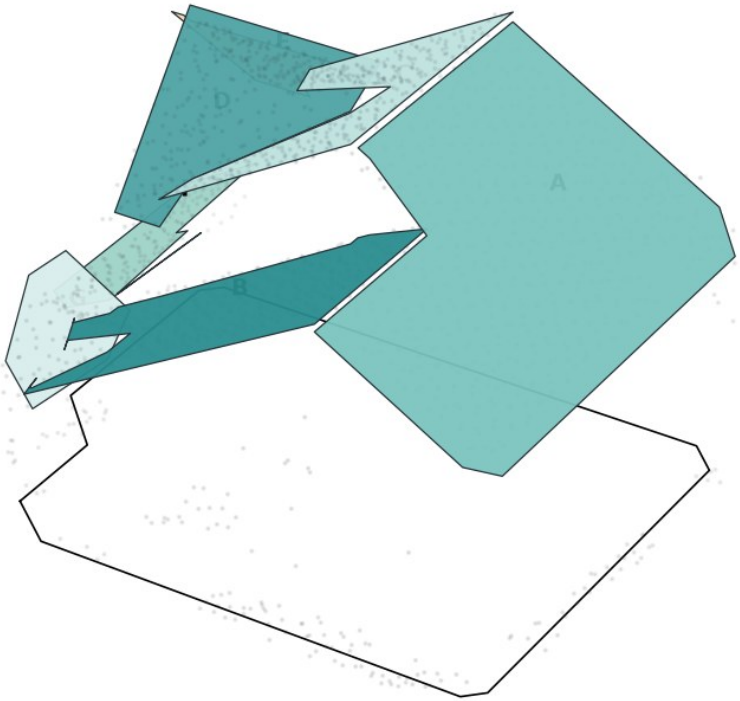
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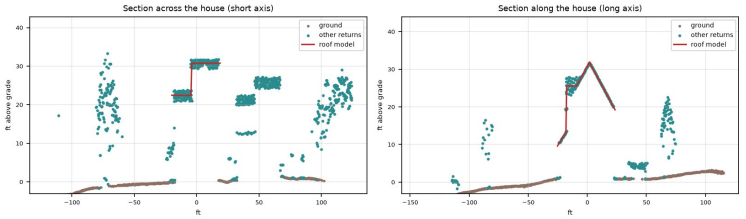
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CC-06

Estimate from public data. Verify on site.

Height Profile & 3D

LiDAR side views through the roof, and a 3D view of the fitted planes





Main ridges are about 32 ft above grade (2-story block). Eaves of the 2-story block are about 19-23 ft above grade; the front roof (B) and the west side roof (F) come down to 1-story eaves at about 10 ft.
The steeper 11.5-11.7/12 facets (D, E) form the cross roof over the west half of the 2-story block.

HEIGHTS BY FACET (FT ABOVE GRADE)

Facet	Eave ht	Top ht	Pitch
A	19.2 ft	31.4 ft	7.0/12
B	10.0 ft	28.0 ft	6.9/12
C	21.9 ft	32.2 ft	6.9/12
D	20.7 ft	32.4 ft	11.7/12
E	19.5 ft	31.9 ft	11.5/12
F	9.5 ft	14.0 ft	6.0/12
G	11.7 ft	19.6 ft	10.5/12

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CROSSCHECK ROOF REPORTS

ROOF & WALL MEASUREMENT

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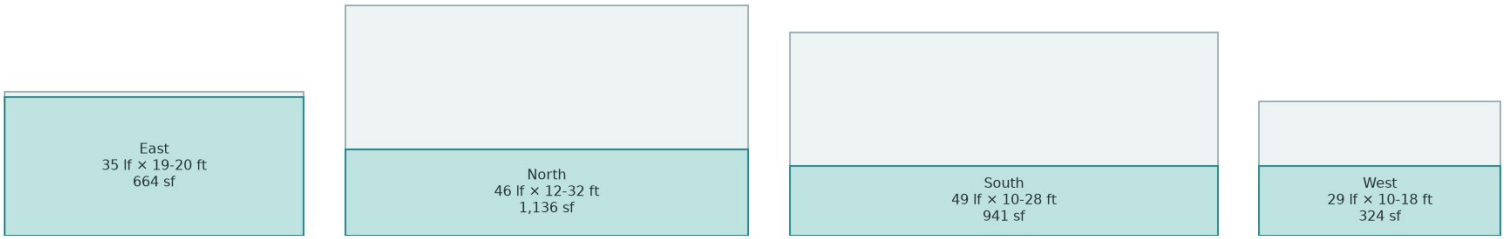
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Estimate from public data. Verify on site.

Exterior Walls

Outer face, grade to roof edge • LiDAR heights on the assumed wall line



Side	Length lf	Height ft	Gross sf	Openings	Net sf	Material
East	35.0	18.9-19.6	664	verify on site	—	verify on site
North	46.0	11.8-31.5	1,136	verify on site	—	verify on site
South	48.6	9.5-27.8	941	verify on site	—	verify on site
West	28.9	9.5-18.3	324	verify on site	—	verify on site
Total	159.7		3,065			

Method. Walls follow the LiDAR roof outline less a 1 ft overhang, at 1 ft steps (160 lf). Grade is the median LiDAR ground return 1-15 ft outside each station (about 180 ft NAVD88); the wall top is the roof surface above that station, so gable and upper walls of the 2-story block are included. Confidence Medium (±10%).
Corners: 9 outside, 1 inside (traced outline; small jogs count). **Openings and materials:** no street-level photos are used in this sample, so windows, doors, siding and trim are verify on site and net area is not given.

CROSSCHECK ROOF REPORTS

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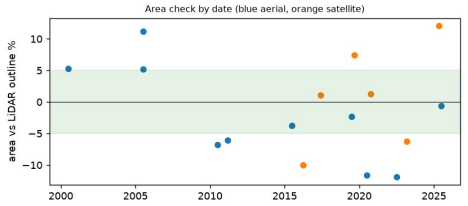
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Imagery Cross-check

Every aerial registered to the LiDAR outline and re-traced edge by edge

Source	Date	Kind	Shift ft	Edges	Area Δ
DVRPC	2000	aerial	2.1	47%	+5.3%
PAMAP	2005 (2003	aerial	2.0	100%	+11.2%
DVRPC	2005	aerial	2.7	100%	+5.2%
DVRPC	2010	aerial	1.6	100%	-6.8%
DVRPC	2015	aerial	1.3	75%	-3.8%
PEMA	2019 (2018	aerial	5.8	100%	-2.3%
DVRPC	2020	aerial	2.1	100%	-11.6%
PEMA	2022 (2021	aerial	4.4	100%	-11.9%
DVRPC	2025	aerial	2.2	100%	-0.6%



How it is checked

Each image is shifted to best match the brightness step along the LiDAR outline, then every edge 10 ft or longer is re-traced at the strongest step within ±5 ft. Weak or short edges are left unresolved. Area Δ compares the re-traced outline with the LiDAR outline. Leaning satellite captures are kept out of the agreement range.

Result

Agreement: 7 aerials with 80% or more of edges resolved trace the roof outline within **-11.9% to +11.2%** of the measured outline (1,802 sf plan); median edge offset 0.8 ft. On a roof this size a 1 ft average edge offset is about 9% of area, so the spread is mostly sub-foot edge placement. Satellite captures lean and are left out.

CROSSCHECK ROOF REPORTS

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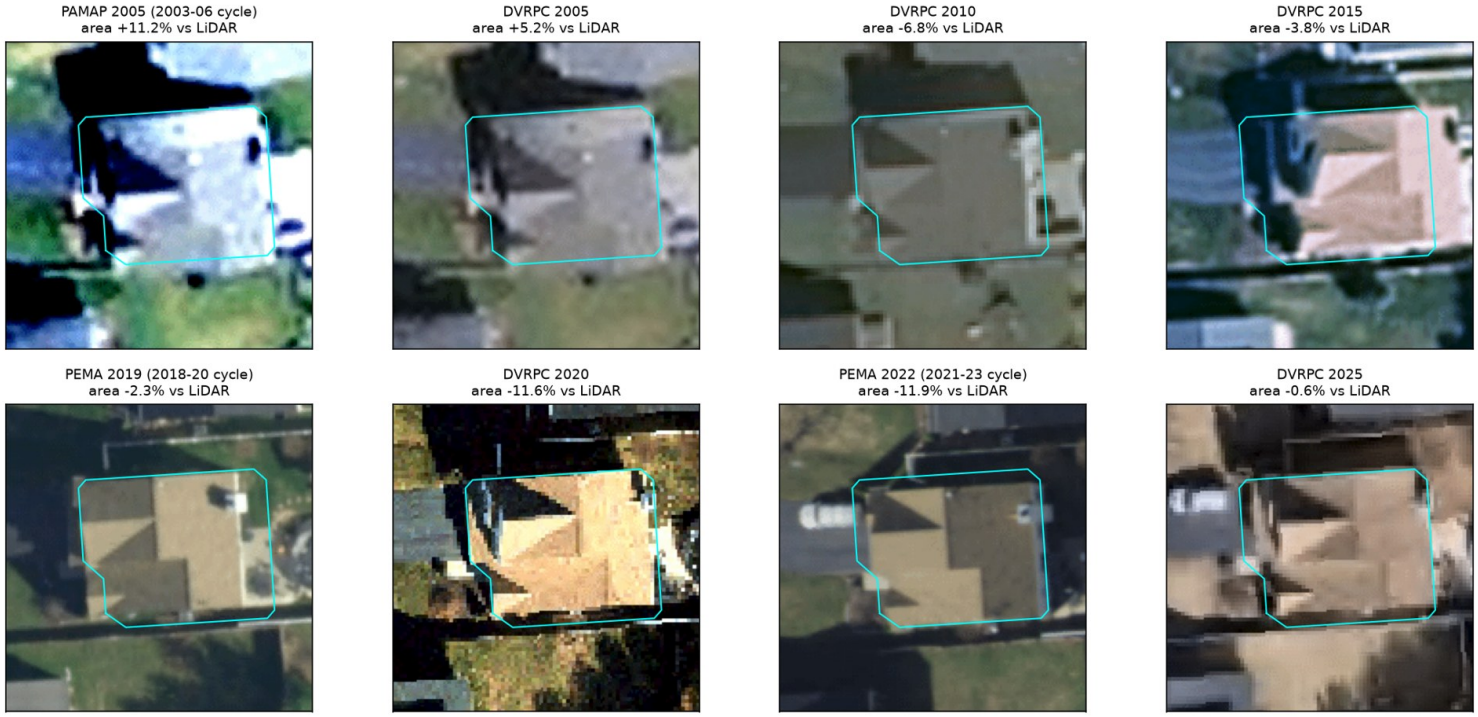
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Imagery Change Review

Same roof, every image date • outline overlaid on each image



Change review: the 2000 regional aerial shows no finished house on the lot (county record: built 2001). From 2005 to 2025 the house outline is the same in every aerial; no additions or demolitions found.
The roof reads dark grey in 2005 and 2010 and lighter in 2015 and later. That could be a re-roof between 2010 and 2015, but lighting and sensor differences could also explain it, so it is not confirmed and no roof age is stated.

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Estimate from public data. Verify on site.

Property, Weather & Code

Public records for the site • storm reports are not damage findings

Item	Value
Location	Collegeville, Pennsylvania
Use	Single-family residence, 2 stories (county record)
Year built	2001 (county record)
Living area	2,069 sf (county record)
Owner / parcel	withheld (sample)
FEMA flood zone	Zone X (area of minimal flood hazard), FIRM panel 42091C0229G, effective 2016-03-02
Building code	Pennsylvania UCC: 2018 International Residential Code (confirm local amendments with the municipality)
Design wind speed	~115 mph ultimate (ASCE 7-16, Risk Cat. II) - Estimate; confirm with ASCE Hazard Tool and the code official

Reports 2006-2026	1 mi	3 mi	10 mi	max 3 mi
Hail	0	8	65	0.88 in
Damaging wind	1	18	273	61 kt

HAIL REPORTS WITHIN 3 MI

Date	Size	Distance
2006-07-18	0.75 in	1.3 mi
2008-07-23	0.88 in	1.3 mi
2009-06-26	0.88 in	1.3 mi
2019-06-28	0.75 in	1.9 mi
2021-04-21	0.88 in	1.7 mi
2021-07-21	0.88 in	2.5 mi
2024-08-18	0.88 in	1.9 mi
2024-08-18	0.88 in	3.0 mi

Hail of 1 in or larger within 3 mi: none reported; largest within 3 mi 0.88 in. Sources: NOAA SPC storm reports (2006-2025) and NCEI Storm Events (2026 to date). Storm reports are point observations and do not mean this roof was damaged.

CROSSCHECK ROOF REPORTS

ROOF & WALL MEASUREMENT

SAMPLE

SITE
Collegeville, Pennsylvania
Single-family house, built 2001

OWNER OF RECORD
Withheld (sample)

REPORT DATE
October 10, 2026

MEASUREMENT BASIS
2024 USGS 3DEP LiDAR
7 aerials, 2005-2025
cross-checked to LiDAR
No street-level photos

REPORT ID
CC-S-0003

SHEETS

CC-01 Roof at a Glance
CC-02 Roof Plan
CC-03 Facet & Line Schedules
CC-04 Edges & Flashing
CC-05 Materials Takeoff
CC-06 Extended Metrics
CC-07 Height Profile & 3D
CC-08 Exterior Walls
CC-09 Imagery Cross-check
CC-10 Imagery Change Review
CC-11 Property, Weather & Code
CC-12 Metric Coverage
CC-13 Sources & Confidence

SHEET
CC-11 11 of 13

Estimate from public data. Verify on site.

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Metric Coverage

Every metric a report could carry, and whether this report provides it from public data

Metric	Status	Value / reason
Total roof area (pitch-adjusted)	Include	2,143 sf, ±5%
Plan roof area	Include	1,802 sf
Facets / pitches	Include	7 facets
Area by pitch	Include	CC-05
Ridges, hips, valleys, rakes, eaves	Include	plane intersections + outline
Wall (step / headwall) flashing	Include	lower roofs into 2-story walls
Drip edge / starter / ridge cap	Include	from line totals
Suggested waste	Estimate	15%, cut-up roof with valleys
Ridge / eave heights	Include	LiDAR
Stories	Include	2 (county record)
Exterior wall area by side	Estimate	3,065 sf gross, ±10%

Metric	Status	Value / reason
Corners	Include	9 out / 1 in
Imagery cross-check	Include	7 aerials
Change review / roof age	Estimate	possible re-roof 2010-2015, not confirmed
Hail / wind history	Include	NOAA SPC + NCEI
Flood zone	Include	FEMA NFHL
Code / wind speed	Estimate	PA UCC; ASCE 7-16
Wall openings / siding	Exclude	no street-level photos
Vents / pipe boots / skylights	Exclude	verify on site
Gutters / downspouts	Exclude	only with photo confirmation of the sides
Decking / condition	Exclude	verify on site

13 included • 4 estimated • 4 excluded (verify on site)

CrossCheck Roof Reports • Sample report (owner and street address withheld) • Estimates from public aerial imagery and LiDAR; no site visit.

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Sources & Confidence

What the numbers rest on, and how far to trust each

Item	Confidence	Basis
Roof area	High	±5%
Main pitches	High	±0.3/12
Facet G, west junctions	Medium	28-120 returns
Line lengths	Medium	±1-2 ft
Heights	High	2024 LiDAR
Wall areas	Medium	±10%, no openings
Imagery agreement	Medium	7 aerials

Files delivered with this report

CrossCheck-Sample-Residential.pdf (this report)
Paid orders also include CSV, XML, DXF and GeoJSON data files, plus an Xactimate-ready line-item CSV (suggested selectors and quantities to key or import; not an ESX file).

Data sources: USGS 3DEP LiDAR, project PA_17County_D24 (2024, ~11 pts/sq m). Orthophotos via PASDA: DVRPC regional 2000-2025, PAMAP 2003-06, PEMA 2018-20 and 2021-23.. Montgomery County parcel and assessment records. FEMA NFHL. NOAA SPC and NCEI storm reports.
Method: roof returns were split into planes with RANSAC (0.35 ft tolerance) and re-fitted by least squares. Each 1 ft cell of the outline takes the plane that best matches the local LiDAR height; facet edges follow those boundaries and lines are typed by geometry. Area = plan area x pitch factor.
Main uncertainties: facet G (28 returns) and the west junctions of D, E and F are the least certain; line lengths are ±1-2 ft; the wall line assumes a 1 ft overhang. Total area ±5%.
Excluded / verify on site: vents, pipe boots, skylights, chimney details, gutters and downspouts (not included: no side photos to confirm them), siding and openings, decks and porches under 7 ft, roof condition.
Disclaimer: This report is an estimate from public aerial imagery and LiDAR, prepared by CrossCheck Roof Reports without a site visit. Sample report: owner, street address and parcel id are withheld. Not affiliated with any measurement vendor or manufacturer. Verify all measurements in the field before ordering materials.

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