



1847 Meadow Creek Lane
Irvine, CA 92618

STOP

Homeowner verdict

DON'T SIGN THIS ESTIMATE TODAY.

ESTIMATE TOTAL

\$38,600

Full quoted price

CLEARLY QUESTIONABLE COST

\$2,500

Priority scheduling fee worth challenging

OPEN-ENDED COST RISK

OPEN-ENDED

Decking and change-order exposure is not capped

WHY X-RAYE STOPPED YOU

- YOU'RE BEING ASKED TO SIGN TODAY** OBSERVED FROM ESTIMATE

The discount expires the same day, which creates pressure to decide before the scope can be verified or compared.
- IMPORTANT ROOF DETAILS ARE MISSING** NOT ENOUGH INFORMATION

The estimate does not clearly state the roof size, shingle product, warranty terms, or a fixed decking replacement price.
- EXTRA COSTS COULD GROW AFTER WORK STARTS** X-RAYE INFERENCE

Additional work may create extra charges, but the paperwork does not set clear upfront unit pricing or an approval process.

WHAT I'D DO NEXT

Pause. Ask for an itemized estimate with fixed change-order pricing, then get two additional estimates before signing.

X-RAYE MATH

Before you pay, X-Raye.

\$4.99 for a second look before a \$38,600 repair decision. Includes estimate review in 60 seconds or less.



PRICE + SCOPE

Where X-Raye found the problems

Four places where the estimate either shows a questionable charge or leaves the homeowner without enough information to price the risk.

PRIORITY SCHEDULING FEE

STATUS WORTH CHALLENGING

\$2,500

This fee adds cost but does not appear to add physical materials or repair scope.

OBSERVED FROM ESTIMATE

ROOF SIZE

STATUS INFORMATION MISSING

Missing

Without the total roofing squares, it is difficult to evaluate whether the overall price is reasonable.

NOT ENOUGH INFORMATION

SHINGLE SPECIFICATIONS

STATUS INFORMATION MISSING

Missing

The estimate does not clearly identify the manufacturer, product line, grade, or warranty.

NOT ENOUGH INFORMATION

DECKING REPLACEMENT

STATUS COST RISK

Price not specified

If damaged wood is found after tear-off, the estimate does not establish what the homeowner will pay per sheet.

NOT ENOUGH INFORMATION

PAYMENT TERMS NEED REVIEW

Ask for milestone-based payments and verify the deposit and payment structure against current California home-improvement contract requirements.



USE THESE WORDS

What to ask before you sign

These questions are designed to get the missing scope and pricing into writing before the homeowner commits.

1

ASK

“What is the exact roof size in roofing squares?”

WHY IT MATTERS

Without the roof size, you cannot meaningfully compare this estimate with another contractor's price.

2

ASK

“What exact shingle manufacturer, product line, and warranty are included?”

WHY IT MATTERS

You should know exactly what material you are paying for before approving a full roof replacement.

3

ASK

“What will damaged decking cost per sheet if you find it after tear-off?”

WHY IT MATTERS

Without a fixed unit price, this can become an open-ended change-order expense.

4

ASK

“Will all additional work require my written approval before I'm charged?”

WHY IT MATTERS

This keeps unexpected work from automatically turning into unexpected charges.

5

ASK

“Are permits, tear-off, disposal, and cleanup included?”

WHY IT MATTERS

Missing items can become additional charges after work begins.

Tip: ask the contractor to add every answer to the written estimate.



YOUR NEXT MOVE

Your decision brief

WHAT LOOKS REASONABLE

A full roof replacement may ultimately be appropriate, but the documents provided do not contain enough evidence to confirm that yet.

WHAT NEEDS CLARIFICATION

Roof size; shingle manufacturer and grade; warranty; decking replacement price; permit responsibility; additional-work approval process.

WHAT I WOULD CHALLENGE

\$2,500 priority scheduling fee; same-day signing pressure; aggressive upfront payment requirements; open-ended decking and change-order pricing.

WHAT I WOULD NOT APPROVE YET

The full \$38,600 estimate until the missing scope and pricing details are resolved.

BEST NEXT STEP

Get the contractor to answer the questions in this report and obtain two additional itemized estimates.

X-RAYE CONFIDENCE

ESTIMATE EXTRACTION

HIGH

PRICING COMPARISON

LIMITED

REPAIR-VS-REPLACE CONCLUSION

LIMITED

Why: The estimate total and contract language are clear, but roof measurements, photos, material specifications, and independent condition evidence were not supplied. Remaining useful life cannot be reliably estimated from the documents provided.

X-Raye provides an AI-powered informational second opinion based on the documents and information provided. X-Raye does not inspect, diagnose, certify, or perform home repairs. Confirm safety-critical, structural, legal, permitting, and code matters with the appropriate licensed professional.

X-Raye does not sell contractor leads and is not paid by contractors.