

XACTIMATE[®]

■ Variables and Calculations



Standard Variables

Xactimate uses Variables to make estimating dynamic and efficient. Variables represent quantities and measurements for a room or other structures.

Xactimate's standard variables always calculate quantities based on the entire room. For example in *fig 1.1*, at the bottom of the page, the variable WC calculates the square footage of walls and ceilings in this entire room including the Main Area with all its subrooms. The standard Room Variables are:

Room Variables

- C** = square feet of ceiling
- F** = square feet of floor
- SY** = square yards of floor
- PC** = perimeter of the ceiling
- PF** = perimeter of the floor
- SH** = height of the short wall
- HH** = height of the tall wall
- W** = square feet of walls
- WC** = square feet of walls and ceiling

Name	Description	Value	Unit
Totals			
C	Ceiling area	396.56	ft ²
F	Floor area	396.56	ft ²
SY	Floor area Square Yards	44.06	yd ²
PC	Perimeter of ceiling	94.50	ft
PF	Perimeter of floor	94.50	ft
SH	Short wall height	8.00	ft
HH	Tall wall height	8.00	ft
W	Wall area	756.04	ft ²
WC	Wall and ceiling area	1,152.59	ft ²

Variables also make adjustments to an estimate simple. When modifications are made to the measurements of a room or structure, the variables will automatically change to match the newly adjusted dimensions.

Subvariables

Xactimate standard variables always calculate quantities based on an entire room and subvariables can be used to calculate quantities for only a specific part of a room or subroom. A subvariable consists of a standard variable and a room part number to the right, i.e:

- Standard Variable:** C = square feet of the room's entire ceiling
- Subvariable:** C1 = square feet of the ceiling space in just subroom 1 or Offset (*fig 1.1*)

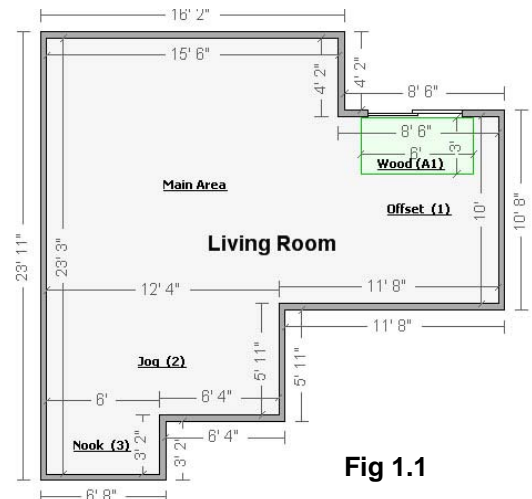
When a subroom is created in Sketch, a number appears in parentheses next to the subroom's name (*fig. 1.1*). This number is the room part number. The Main Area will always have the part number of 0. The following are the part numbers for *fig 1.1*:

Part Numbers

- Main Area = 0
- Offset = 1
- Jog = 2
- Nook = 3

More Subvariable Examples

- F0** = square feet of floor in Main Area only
- F2** = square feet of floor in the Jog
- F2+F0** = square feet of floor in the Jog and Main
- W0** = square feet of walls in Main Area only
- W1** = square feet of walls in Offset
- W2+W3** = square feet of wall in the Jog and Nook (*fig. 1.1*)

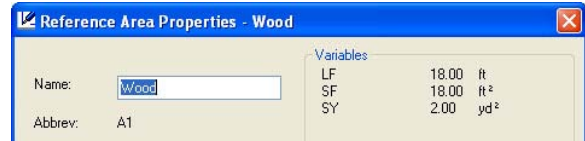


Reference Area Variables

Similar to rooms, reference areas and reference blocks have variables, but they are different variables, exclusively used with these reference tools. There are three variables used with reference areas:

Reference Area Variables

- SF** = square feet of reference area
- LF** = lineal feet of area perimeter
- SY** = square yards of reference area



When using reference area variables, the reference area part number must be used in conjunction with the variable you would like to use. In *fig 1.1* below, the part number for the reference area is A1, so SFA1 would determine the square footage of the Wood reference area.

Reference Area Variable Examples

- SFA1** = square feet of the Wood reference area (A1)
- SFA1+F3** = square feet of the Wood reference area (A1) and the floor in the Nook
- LFA1** = lineal feet around the Wood reference area (A1)
- LFA1+PF0** = lineal feet around the Wood reference area (A1) and the perimeter of the floor in the Main Area Only

Reference Block Variables

Reference blocks have the same functionality as reference areas. Reference blocks have five variables rather than three, like the reference area. The two additional variables calculate volume. These are the five variables used with reference blocks and some examples of how to use them in the calculation field:

Reference Block Variables

- SF** = square feet of reference block
- LF** = lineal feet of reference block perimeter
- SY** = square yards of reference block
- CF** = cubic feet of reference block
- CY** = cubic yards of reference block



Reference Block Variable Examples

- CFB1** = cubic feet of the reference block (B1)
- SFB1+F3** = square feet of reference block (B1) and Nook
- LFB1+PF** = lineal feet around the reference block (B1) and the entire Living Room floor perimeter
- SFB1+F0** = square feet of reference block (B1) and square feet of the floor in the Main Area

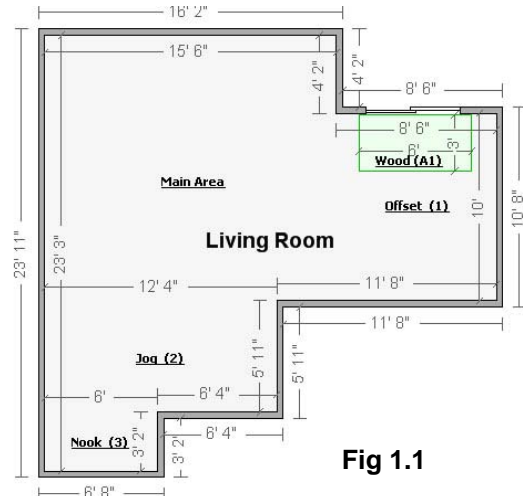


Fig 1.1

Other Variables

In addition to the traditional Xactimate variables, rooms and structures dimensioned in Sketch have several other variables available to promote an efficient estimating process. These other variables also function like the standard and subvariables. These variables are Floor Level variables and Roof Level variables:

Floor Level Variables

- F** = total floor area of selected Sketch level
- TSF** = total square feet of Sketch Level
- IW** = interior wall area (entire Sketch level)
- EW** = exterior wall area (entire Sketch level)
- EPW** = lineal feet of exterior perimeter
- FLF** = lineal feet of footings

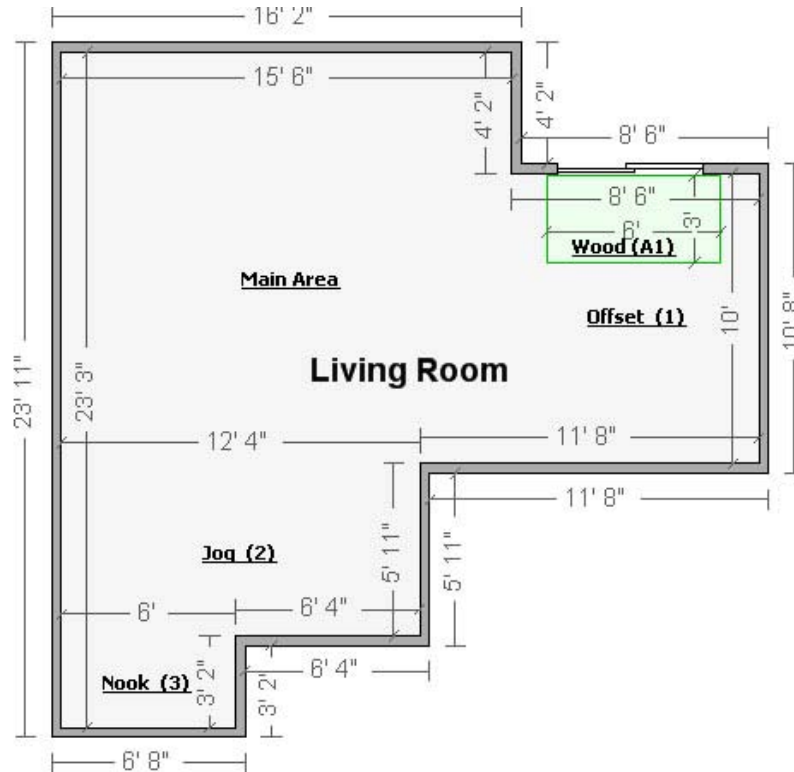
Name	Description	Value	Unit
Totals			
F	Floor area	819.57	ft ²
TSF	Total area	964.53	ft ²
IW	Interior wall area	1,889.02	ft ²
EW	Exterior wall area	858.34	ft ²
EPW	Perimeter	102.00	ft
FLF	Lineal feet of footings	36.00	ft

Roof Variables

- SQ** = the number of squares of roof
- P** = perimeter length of selected roof
- R** = ridge length of selected roof
- HIP** = hip length of selected roof
- SF** = square feet of selected roof

Name	Description	Value	Unit
Totals			
F	Floor area	819.57	ft ²
TSF	Total area	964.53	ft ²
IW	Interior wall area	1,889.02	ft ²
EW	Exterior wall area	858.34	ft ²
EPW	Perimeter	102.00	ft
FLF	Lineal feet of footings	36.00	ft

Worksheet Reference



Room Variables

- C** = square feet of ceiling
- F** = square feet of floor
- SY** = square yards of floor
- PC** = perimeter of the ceiling
- PF** = perimeter of the floor
- SH** = height of the short wall
- HH** = height of the tall wall
- W** = square feet of walls
- WC** = square feet of walls and ceiling
- *LW** = square feet of one Long Wall
- *SW** = square feet of one Short Wall
- *LL** = room length
- *WW** = room width

** Not used with Sketch applications*

Reference Area Variables

- SF** = square feet of reference area
- LF** = lineal feet of area perimeter
- SY** = square yards of reference area

Reference Block Variables

- SF** = square feet of reference block
- LF** = lineal feet of reference block perimeter
- SY** = square yards of reference block
- CF** = cubic feet of reference block
- CY** = cubic yards of reference block

Floor Level Variables

- F** = total floor area of selected Sketch level
- TSF** = total square feet of Sketch Level
- IW** = interior wall area (entire Sketch level)
- EW** = exterior wall area (entire Sketch level)
- EPW** = lineal feet of exterior perimeter
- FLF** = lineal feet of footings

Roof Variables

- SQ** = the number of squares of roof
- P** = perimeter length of selected roof
- R** = ridge length of selected roof
- HIP** = hip length of selected roof
- SF** = square feet of selected roof

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