Xactimate *Variables*

VARIABLES

Using variables in Xactimate can increase accuracy and efficiency. A variable represents a quantity of measurement based off your sketch. These can only be used once the room or roof has been sketched as it is using the dimensional properties directly from the sketch. Using variables replaces the need to repeatedly enter exact measurements.

Variables also make editing an estimate easier. If an adjustment is made to the sketch, the estimate will automatically reflect the change in the line items.

Using "W" prevents you from wasting time manually adding the square feet of each wall together.

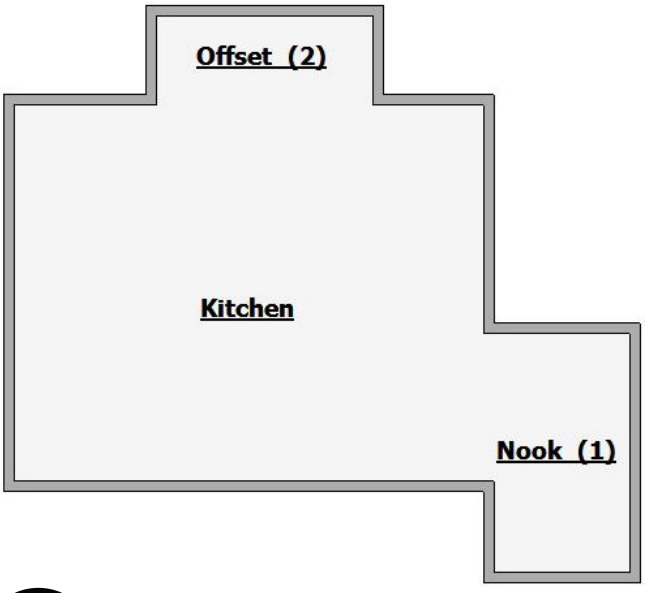
For Example

If a room requires all of the walls to be painted, you can enter "W", which represents the square feet of all the walls in the room.

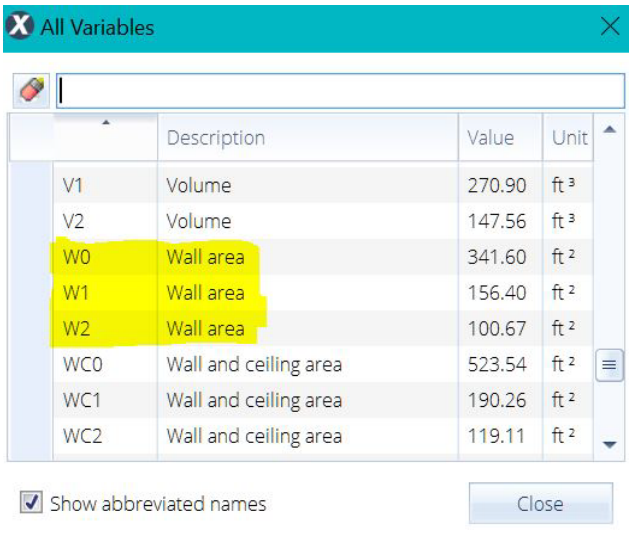
SUBVARIABLES

Subvariables represent a portion of a room or roof. These are denoted as a variable combined with a part number. The main area will always have part number 0. Additional areas will then assigned a part number in the order they're made.

The main area (0) is painted, the breakfast nook (1) has wallpaper, and the offset (2) is also wallpaper.



You can quickly calculate how much total wallpaper is needed using W1 + W2, or half of the offset wallpaper using W2/2



ADJUSTER MEDIA

Room *Variables*	
Variable	**Description**
C	Ceiling SF
W	Wall SF
WC	Wall & Ceiling SF
F	Floor SF
PF	Perimeter of Floor LF
PC	Perimeter of Ceiling LF
V	Volume SF^3
SY	Square Yards of Floor
SH	Height of Short Wall
HH	Room Height

Roof *Variables*	
Variable	**Description**
SQ	Squares
SF	Square Feet
EAVE	Eave LF
RAKE	Rake LF
P	Perimeter LF (Eave + Rake)
FLASH	Endwall Flashing LF
STEPFLASH	Sidewall/Step Flashing LF
VAL	Valley LF
R	Ridge LF
HIP	Hip LF

Subvariables *& Calculations*	
Subvariable / Calculation	**Description**
W0	W** = Variable; 0 = Subgroup 0 (Main Room)
W1	W** = Variable; 1 = Subgroup Number
.5W	.5 ** = Factor; W = Variable (Half the Variable)
*	Multiplication
+	Addition
-	Subtraction
/	Division
**Can be any variable/factor/subgroup	

Floor Level *Variables*	
Variable	**Description**
F	Floor SF
TSF	Total SF of Sketch Level
IW	Interior Wall SF of Sketch Level
EW	Exterior Wall SF of Sketch Level
EPW	Exterior Wall Perimeter
FLF	LF of Footings
WLF	Walls LF

Exterior *Variables*	
Variable	**Description**
EW	Exterior Wall Area SF
EWOP	Exterior Wall Opening Perimeter LF
EWOSF	Exterior Wall Opening SF
EWOLF	Exterior Wall Opening Width LF
EWOSFD	Exterior Wall Opening Area Deducted SF

Other *Variables*	
Variable	**Description**
BF	Board Feet
DK	Deck BF
FTG	Concrete Footing CY
FW	Concrete Foundation Wall CY
GRFW	Gable Roof SQ (User Defined Waste)
HFR	Hand Framed Roof w/o Tie-In BF
JSTBF	Joist System BF
JSTLF	Joist System LF
RC	Riser Counter
SL	Concrete Slab CY
STB	Load Bearing Stud Wall BF
STN	Non-Bearing Stud Wall BF
STP	Concrete Step CY
TC	Tread Count

REFERENCE AREA & REFERENCE BLOCK

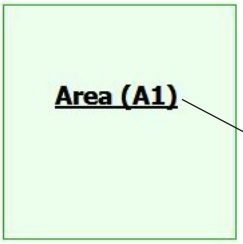
Reference area and reference blocks have variables that are solely used with these tools. A reference part number must be used with a chosen variable. Reference area will be denoted using part number A1, A2, etc. while reference blocks use B1, B2, etc.

For Example

The reference area variable SFA1 uses SF as the variable, and A1 as the part number for reference area 1.

This reference area variable accounts for the square feet of reference area 1.

Reference blocks are similar to reference areas, except they also allow calculations involving volume. This is because they are used for 3D areas, such as bath tubs or cabinets.



Reference Block *Variables*	
Variable	**Description**
SFB1	Square Feet of Reference Block 1
LFB1	Linear Feet of Reference Block 1 Perimeter
SYB1	Square Yards of Reference Block 1
CFB1	Cubic Feet of Reference Block 1
CYB1	Cubic Yards of Reference Block 1

Reference Area *Variables*	
Variable	**Description**
SFA1	Square Feet of Reference Area 1
LFA1	Linear Feet of Reference Area 1 Perimeter
SYA1	Square Yards of Reference Area 1