Release Notes

CoreLogic Database Update
December 2023

Summary of Changes

- 176 new item operations have been added for the December database update.

Database Updates

- Standard monthly material price update.

- New Items Include: Adjustment for LED Light Bulbs, Animal Control Screens, Cultured Marble Panels, Additional Interior Pocket Door Options, Drywall Height Allowance Items, Mop/Service Sinks, Various Outlets/Receptacles, Additional Acrylic Shower Base Items, Tile Shower Bench, Tile Wall Niche, & more.

- The CoreLogic Pricing Analysis & Delivery Department continues to make progress on the complete refresh of all line item actions within the Claims Construction Cost Database.
    - This refresh includes a re-alignment of each line-item description and associated comments and components.
    - This update will standardize each category within the Claims Construction Cost Database to provide users with a more consistent naming convention for product lookup, as well as additional details within each line-item action comment.
    - The category re-alignments included with the December Pricing Database release are FCO – Floor Covering & TIL – Tile.
    - The next categories being updated will be DOR – Doors & FNC – Finish Carpentry and Trimwork, which are expected to be released with the January Pricing Database update.
    - The re-alignment process will continue on a rolling monthly basis through 2024, until all categories have been completed.

- **Exterior Building Envelope Trade Changes**
    - Throughout 2023, the CoreLogic Pricing Analysis and Delivery Team has been researching and surveying labor costs and industry best practices of several exterior building envelope categories, including "Roofing", "Siding", and "Soffit, Fascia & Gutter". Based on this research and analysis, CoreLogic is implementing major changes to the aforementioned categories for the December Pricing Database release. These changes are designed to realign labor trade assignment while standardizing the approach to exterior envelope trades within the

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CoreLogic Pricing Database and are outlined below:

- o **<u>Roofing</u>**
  - A new "Exterior Laborer" trade has been created. This new trade has been created using a higher base labor and modeled overhead costs associated with exterior building product Tear Out actions.
    - All applicable line item actions located in the Roofing category now include an Exterior Laborer. In many cases, this trade replaces the previous trade assignment of a Laborer.
  - All Roofing category actions have been aligned to reflect a Roofer, Roofer and Exterior Laborer, or Exterior Laborer, respectively.
- o **<u>Siding and Soffit, Fascia, & Gutter</u>**
  - A new "Exterior Laborer" trade has been created. This new trade has been created using a higher base labor and modeled overhead costs associated with exterior building product Tear Out actions.
    - All applicable line item actions located in the Siding and Soffit, Fascia, & Gutter categories now include an Exterior Laborer. In many cases, this trade replaces the previous trade assignment of a Laborer.
  - A new "Exterior Finishes Installer" trade has been created. This new trade has been created using higher base labor and modeled overhead costs associated with exterior building product Remove, Replace, Rem/Reset, and Reset actions.
  - All Siding and Soffit, Fascia & Gutter category actions have been aligned to reflect an Exterior Finishes Installer, Exterior Finishes Installer and Exterior Laborer, or Exterior Laborer, respectively.
- o These changes to the exterior categories referenced above have resulted in double-digit labor rate increases in every claims pricing region in the US for the December 2023 release and reflect researched market conditions for the respective trades. The CoreLogic Pricing Analysis and Delivery Team is continuing to review additional categories and anticipates similar labor trade enhancements to the Windows category in the 2024 Q1 timeframe.

- **Update to California Depreciation Application**
  - o The state of California has various codes and regulations outlining how depreciation may be applied when calculating property damage claim settlements.
  - o CoreLogic currently locks the depreciation of several categories of items within the construction database of the Estimate system when using any California pricing region.
  - o CoreLogic has reviewed the categories currently being locked for depreciation application and has determined additional categories should be locked for the application of depreciation moving forward, starting with the December database update.
  - o These categories include:
    - CAB – Countertops
    - FCO – Ceramic Tile
    - FCO – Stone

- FNC – Trims & Moldings
- TIL – Tile
  - A comprehensive list of categories being locked for the application of depreciation in the state of California can be found [here](#).

Claims Construction Bulletin

- To keep our clients informed of current market trends, CoreLogic® has curated a monthly bulletin of trending cost variations for various loss types by regions within the U.S.

Item Image Updates

- No new images were added for the December database update.

- 1941 total images are currently present in the database, covering 3383 specific line items.

Assembly Updates

(Fixes and Updates – Assemblies)

- A new assembly has been created and added for the December database release. The assembly added is **"Wood Roofing"**.

- **Wood Roofing**
  - This is an assembly that is available for use in loss scenarios that involve damage to wood roofing systems. Users can use this assembly to estimate for common wood roofing damage scenarios and account for general estimating best practices. It can be used for an entire roof or individual slopes of a roof.

- **Asphalt Roofing**
  - Repaired a few IWS options that were populating the line items for IWS Double Coverage instead of IWS Double Row.

- **Flooring**
  - Removed visible option for Glue Down of Wood Floor Over Wood Substrate. The line item was removed from the database this month and combined with Glue of Wood Floor Over Concrete Substrate. These line items were determined to be duplicative, which will streamline user selection. The new line item is called: Add-on, Glue Down, Wood Floor Over Subfloor/Concrete.

- **Siding**
  - A red guidance note was added to the assembly to help direct users to adjust the quantity of the height allowance line item to apply only to the areas above 10' after the assembly has generated the estimate. This was already included in an estimate note that appears when the estimate has generated, which remains unchanged.
  - Added options to allow the user to select whether to add for house wrap. Options were also added for users to select whether to apply as 'Tear Out &

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Replace' or 'Replace Only'. Because of the default answers set for these questions, the default behavior of the assembly will remain the same. However, the user now has the ability to customize to the building code and company specific estimating guidelines they need to adhere to.

- o Updated steel corner posts so these only populate if a user enters a LF of corner post needed. Steel Siding will still need to be selected.

Desk Adjuster Updates

(Fixes and Updates – Desk Adjuster)

- Interior Water Damage

  - o Removed visible option for Glue Down of Wood Floor Over Wood Substrate. The line item was removed from the database this month and combined with Glue of Wood Floor Over Concrete Substrate. These line items were determined to be duplicative, and this will streamline user selection. The new line item is called: Add-on, Glue Down, Wood Floor Over Subfloor/Concrete.

New items added for the December 2023 Database Update :

Category	Item Description	Action	UOM
LIT - Light Fixtures	Adjustment, LED Light Bulbs	Special	EA
RFG - Accessories	Animal Control Screen, Large	Rem/Reset	EA
RFG - Accessories	Animal Control Screen, Large	Reset	EA
RFG - Accessories	Animal Control Screen, Large	Remove	EA
RFG - Accessories	Animal Control Screen, Large	Replace	EA
RFG - Accessories	Animal Control Screen, Large	Tear Out	EA
RFG - Accessories	Animal Control Screen, Medium	Rem/Reset	EA
RFG - Accessories	Animal Control Screen, Medium	Reset	EA
RFG - Accessories	Animal Control Screen, Medium	Remove	EA
RFG - Accessories	Animal Control Screen, Medium	Replace	EA
RFG - Accessories	Animal Control Screen, Medium	Tear Out	EA
RFG - Accessories	Animal Control Screen, Small	Rem/Reset	EA
RFG - Accessories	Animal Control Screen, Small	Reset	EA
RFG - Accessories	Animal Control Screen, Small	Remove	EA
RFG - Accessories	Animal Control Screen, Small	Replace	EA
RFG - Accessories	Animal Control Screen, Small	Tear Out	EA
FRM - Posts & Beams	Column Tube, 3"x3"x3/16" w/ Base Plate	Remove	LF
FRM - Posts & Beams	Column Tube, 3"x3"x3/16" w/ Base Plate	Replace	LF
FRM - Posts & Beams	Column Tube, 3"x3"x3/16" w/ Base Plate	Tear Out	LF
TIL - Tile	Cultured Marble Panel, Excellent	Rem/Reset	SF
TIL - Tile	Cultured Marble Panel, Excellent	Reset	SF
TIL - Tile	Cultured Marble Panel, Excellent	Remove	SF
TIL - Tile	Cultured Marble Panel, Excellent	Replace	SF
TIL - Tile	Cultured Marble Panel, Excellent	Tear Out	SF

Category	Item Description	Action	UOM
TIL - Tile	Cultured Marble Panel, Good	Rem/Reset	SF
TIL - Tile	Cultured Marble Panel, Good	Reset	SF
TIL - Tile	Cultured Marble Panel, Good	Remove	SF
TIL - Tile	Cultured Marble Panel, Good	Replace	SF
TIL - Tile	Cultured Marble Panel, Good	Tear Out	SF
TIL - Tile	Cultured Marble Panel, Very Good	Rem/Reset	SF
TIL - Tile	Cultured Marble Panel, Very Good	Reset	SF
TIL - Tile	Cultured Marble Panel, Very Good	Remove	SF
TIL - Tile	Cultured Marble Panel, Very Good	Replace	SF
TIL - Tile	Cultured Marble Panel, Very Good	Tear Out	SF
DOR - Pocket Doors	Door, Interior, Pocket, Excellent	Rem/Reset	EA
DOR - Pocket Doors	Door, Interior, Pocket, Excellent	Reset	EA
DOR - Pocket Doors	Door, Interior, Pocket, Excellent	Remove	EA
DOR - Pocket Doors	Door, Interior, Pocket, Excellent	Replace	EA
DOR - Pocket Doors	Door, Interior, Pocket, Excellent	Tear Out	EA
DOR - Pocket Doors	Door, Interior, Pocket, Very Good	Rem/Reset	EA
DOR - Pocket Doors	Door, Interior, Pocket, Very Good	Reset	EA
DOR - Pocket Doors	Door, Interior, Pocket, Very Good	Remove	EA
DOR - Pocket Doors	Door, Interior, Pocket, Very Good	Replace	EA
DOR - Pocket Doors	Door, Interior, Pocket, Very Good	Tear Out	EA
DRY - Ceilings & Walls	Drywall, Height Allowance, Ceiling Height, Over 10' Up To 15'	Replace	SF
DRY - Ceilings & Walls	Drywall, Height Allowance, Ceiling Height, Over 15' Up To 20'	Replace	SF
DRY - Ceilings & Walls	Drywall, Height Allowance, Wall Height, Over 10' Up To 15'	Replace	SF
DRY - Ceilings & Walls	Drywall, Height Allowance, Wall Height, Over 15' Up To 20'	Replace	SF
PNT - Exterior	Fascia, 6" and Over	Prime	LF
PNT - Exterior	Fascia, 6" and Over	Paint, 1 Coat	LF
PNT - Exterior	Fascia, 6" and Over	Prime & Paint	LF
PNT - Exterior	Fascia, Up to 6"	Prime	LF
PNT - Exterior	Fascia, Up to 6"	Paint, 1 Coat	LF
PNT - Exterior	Fascia, Up to 6"	Prime & Paint	LF
CAB - Countertops	Fiberglass Reinforcing Mesh	Replace	SF
PNT - Mask & Protection	Floor Protection (SF) Paint Drop Cloth, Skid Resistant, Leak Proof, Cleanable	Special	SF
MIT - Equipment & Accessories	Floor Protection (SF) Plastic & Tape, 6 mil, After Hours	Special	SF
MIT - Equipment & Accessories	Floor Protection (SF) Plastic & Tape, 6 mil, During Business Hours	Special	SF
MIT - Equipment & Accessories	Floor Protection (SF) Ram Board/Brown Builder Paper, Heavy Weight	Special	SF
RFG - Labor, Minimum Charge & Bid Items	Minimum Charge, Single Ply Membrane	Special	LS
CLN - Bathroom & Kitchen	Mop/Service Sink, Floor Mounted	Clean	EA
CLN - Bathroom & Kitchen	Mop/Service Sink, Floor Mounted	Clean, Heavy	EA
CLN - Bathroom & Kitchen	Mop/Service Sink, Floor Mounted	Clean, Light	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Excellent	Rem/Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Excellent	Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Excellent	Remove	EA

Category	Item Description	Action	UOM
PLM - Sinks	Mop/Service Sink, Floor Mounted, Excellent	Replace	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Excellent	Tear Out	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Good	Rem/Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Good	Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Good	Remove	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Good	Replace	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Good	Tear Out	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Very Good	Rem/Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Very Good	Reset	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Very Good	Remove	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Very Good	Replace	EA
PLM - Sinks	Mop/Service Sink, Floor Mounted, Very Good	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass, Without Wiring	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass, Without Wiring	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass, Without Wiring	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass, Without Wiring	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Brass, Without Wiring	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic, Without Wiring	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic, Without Wiring	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic, Without Wiring	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic, Without Wiring	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Duplex, Floor, Plastic, Without Wiring	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass, Without Wiring	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass, Without Wiring	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass, Without Wiring	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass, Without Wiring	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Brass, Without Wiring	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic	Remove	EA

Category	Item Description	Action	UOM
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic, Without Wiring	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic, Without Wiring	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic, Without Wiring	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic, Without Wiring	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Floor, Plastic, Without Wiring	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED	Tear Out	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED, Outlet Only	Rem/Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED, Outlet Only	Reset	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED, Outlet Only	Remove	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED, Outlet Only	Replace	EA
ELE - Switches & Outlets	Outlet/Receptacle, Lighted LED, Outlet Only	Tear Out	EA
CPS - Contents - Packing, Handling & Storage	Packing Paper, 40#	Special	EA
CPS - Contents - Packing, Handling & Storage	Paper Blankets	Special	EA
MAS - Brick & Block Walls	Pilaster, Concrete Block, Reinforced, 16"x8"x16"	Remove	LF
MAS - Brick & Block Walls	Pilaster, Concrete Block, Reinforced, 16"x8"x16"	Replace	LF
MAS - Brick & Block Walls	Pilaster, Concrete Block, Reinforced, 16"x8"x16"	Tear Out	LF
DOR - Other	Plane & Refit Door (per EA)	Special	EA
RFG - Metal Roofing	Rake/Edge Trim, Metal Roofing, 26 GA	Rem/Reset	LF
RFG - Metal Roofing	Rake/Edge Trim, Metal Roofing, 26 GA	Reset	LF
RFG - Metal Roofing	Rake/Edge Trim, Metal Roofing, 26 GA	Remove	LF
RFG - Metal Roofing	Rake/Edge Trim, Metal Roofing, 26 GA	Replace	LF
RFG - Metal Roofing	Rake/Edge Trim, Metal Roofing, 26 GA	Tear Out	LF
PNT - Masonry	Seal Concrete Masonry, Spray, 2 Coats	Special	SF
PLM - Showers	Shower Base, Prefabricated, Acrylic, 32"x32"	Rem/Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 32"x32"	Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 32"x32"	Remove	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 32"x32"	Replace	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 32"x32"	Tear Out	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 36"x36"	Rem/Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 36"x36"	Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 36"x36"	Remove	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 36"x36"	Replace	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 36"x36"	Tear Out	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 42"x60"	Rem/Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 42"x60"	Reset	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 42"x60"	Remove	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 42"x60"	Replace	EA
PLM - Showers	Shower Base, Prefabricated, Acrylic, 42"x60"	Tear Out	EA

Category	Item Description	Action	UOM
PNT - Structure	Skirt Board/Rim Joist	Sand	LF
PNT - Structure	Skirt Board/Rim Joist	Stain, 1 Coat	LF
PNT - Structure	Skirt Board/Rim Joist	Finish	LF
PNT - Structure	Skirt Board/Rim Joist	Stain & Finish	LF
MIT - Water Mitigation	Tear Out & Bag Wet Insulation, Confined Space, After Business Hours	Special	SF
MIT - Water Mitigation	Tear Out & Bag Wet Insulation, Confined Space, During Business Hours	Special	SF
FCO - Ceramic Tile	Tile Floor, Ceramic/Porcelain, Thin Set, 12"x24"	Remove	SF
FCO - Ceramic Tile	Tile Floor, Ceramic/Porcelain, Thin Set, 12"x24"	Replace	SF
FCO - Ceramic Tile	Tile Floor, Ceramic/Porcelain, Thin Set, 12"x24"	Tear Out	SF
CLN - Bathroom & Kitchen	Tile Shower Bench	Clean	SF
CLN - Bathroom & Kitchen	Tile Shower Bench	Clean, Heavy	SF
CLN - Bathroom & Kitchen	Tile Shower Bench	Clean, Light	SF
TIL - Tile	Tile Shower Bench	Remove	SF
TIL - Tile	Tile Shower Bench	Replace	SF
TIL - Tile	Tile Shower Bench	Tear Out	SF
CLN - Bathroom & Kitchen	Tile Wall Niche	Clean	SF
CLN - Bathroom & Kitchen	Tile Wall Niche	Clean, Heavy	SF
CLN - Bathroom & Kitchen	Tile Wall Niche	Clean, Light	SF
TIL - Tile	Tile Wall Niche	Remove	SF
TIL - Tile	Tile Wall Niche	Replace	SF
TIL - Tile	Tile Wall Niche	Tear Out	SF

About CoreLogic

CoreLogic is the leading provider of property insights and solutions, promotes a healthy housing market and thriving communities. Through its enhanced property data solutions, services and technologies, CoreLogic enables real estate professionals, financial institutions, insurance carriers, government agencies and other housing market participants to help millions of people find, buy and protect their homes. For more information, please visit corelogic.com.

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