QUICK REFERENCE: WALL OPENINGS- DOORS, WINDOWS, MISSING WALLS

PREFACE:
This document has been created to show users how to create wall openings in sketch for Xactimate 27.3. The technique is similar to previous service packs; however deducting for wall openings has now been changed.

Doorway Tool
Click the Doorway button and then click a wall to place the door. You can change door dimensions, style, type, and swing by double-clicking the door and making the changes in the Wall Opening Properties-Door estimating window. Options for Type of Door Style include Standard, Bifold, Sliding, Dutch, Pocket, Overhead, and Gate.

Window Tool
Click the Window button and then click a wall to place the window. You can change window dimensions, shape, and type by double-clicking the window and making the changes in the Wall Opening Properties-Window estimating window. Type of Window Style includes Picture, Hung, Horizontal Sliding, and Casement.

Missing Wall Tool
Click the Missing Wall button, then move your cursor to the Sketch workspace, click and hold on a wall, and—while holding down the left mouse button—drag the missing wall to its approximate dimension. You can change missing wall dimensions and shape by double-clicking the missing wall and making the changes in the Wall Opening Properties-Missing Wall estimating window. Options for shapes are Rectangle, Flat Arch, Round Arch, Round, and Octagon.

Deduct Opening
In order to deduct openings for doors, windows, or missing walls in Sketch, you will need to select Yes from the Deduct Opening drop-down button of the Wall Opening Properties window. To do this, follow these steps:

Step 1 Right click on the door or window for which you want to change the properties and select Properties.

Step 2 In the Properties window select Yes to deduct the opening.

Step 3 Once you have made the appropriate selection, click on the Sketch workspace to save the changes.

The square footage of the door or window will no longer be excluded when calculating the square footage of the wall. To exclude a wall opening from the total calculation of your estimate, select No in the Deduct Opening drop-down button. You can also choose deduct the opening if it is greater than specific square foot amount within the “Deduct door if area >” field.