

## Boise Mold Removal

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Client: Clark  
Property: 1495 N Santa Rosa Place  
Meridian, ID 83642

Operator: ESTIMAT2

Type of Estimate:

Date Entered: 12/21/2023

Date Assigned:

Price List: IDBO8X\_DEC23

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2023-12-21-0854

This estimate is presented utilizing the Xactimate estimating software customized to reflect the specific scope of work presented in this loss.

The work descriptions in this estimate are maintained by a third party, using a customized pricing database accepted by most insurance carriers, and may not precisely describe the actual work to be completed. It is intended to be used to arrive at the nearest approximate cost of repairs.

To satisfy the needs of the insurance industry, this estimate is written to provide a specific scope of work at a package price. Line items include a description of the work to be done, the unit of measure and quantity needed.

The pricing used was for some or all of the unit costs. The estimator also may have relied on the use of written or verbal quotes from subcontract labor or suppliers who were deemed capable of completing their respective scopes of work.

Quantities in this estimate are for estimating purposes only and are not guaranteed to be accurate. In some cases, quantities are factored for waste, pattern matching and other circumstances.

Please consider the following:

1. This estimate contains no allowance for the review of ordinance and law.

During the course of work we may find that your home or commercial building has a pre-existing condition that could require upgrades to meet current building standards and codes. This will require us to obtain permits from your local building jurisdiction, which in turn will cause delays to our normal work schedule.

2. Costs which were unknown at this time remain "OPEN".

Prior to work starting it is not possible to tell if some will be restorable or if there is concealed damage. Mechanical trade bids (ie: plumbing, electric & heating and cooling) are often not possible to bid before demolition is complete. "OPEN" items and additional costs addressing concealed damage, CODE upgrades or other necessary work related to the restoration of your damaged property will be presented upon discovery and added to the contract amount.

3. Scope May Change:

Our opinion as to the building damage assumes a specific scope and methodology of repairs. Any deviation in scope, methods or conditions, may have a reciprocal effect on this opinion. If this should occur, we reserve the right to review such changes and modify our opinion accordingly.

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The accuracy of the assessment is limited to what we were able to inspect visually. This estimate and scope of work represents our professional opinion to restore the property to pre-loss condition.

This estimates assumes that the work will be contracted in its entirety. Deletions or additions to the scope of this estimate may result in changes to the pricing within the remaining line items.

Individual line item pricing includes multiple job costed items like: material, labor, soft costs, burden and associated work. Due to administrative costs, work deletions and changes in the scope will result in a partial credit of 80% of listed line item. Some line items cannot be allowed for a credit.

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2023-12-21-0854

### Crawlspace

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. HEPA Vacuuming exposed framing w/ sheathing - Floor	20.00 SF	0.00	2.79	0.00	0.00	55.80
2. Sand exposed framing - Floor	20.00 SF	0.00	3.31	0.06	0.00	66.26
3. Apply plant-based anti-microbial agent to the surface area	20.00 SF	0.00	0.41	0.06	0.00	8.26
4. Seal the surface area with fungicidal/bacterial inhibitor - one coat	20.00 SF	0.00	1.60	1.03	0.00	33.03
5. Add on - Confined space	20.00 SF	0.00	1.05	0.00	0.00	21.00
6. Disinfect building - fog / spray - per SF	250.00 SF	0.00	0.56	0.60	0.00	140.60
Totals: Crawlspace				1.75	0.00	324.95

### Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>MITIGATION</b>						
7. HEPA Vacuuming exposed framing w/ sheathing - Walls	96.00 SF	0.00	1.96	0.00	0.00	188.16
8. Sand exposed framing - Walls	96.00 SF	0.00	1.79	0.17	0.00	172.01
9. Apply plant-based anti-microbial agent to the surface area	96.00 SF	0.00	0.41	0.29	0.00	39.65
10. Seal the surface area with fungicidal/bacterial inhibitor - one coat	96.00 SF	0.00	1.60	4.95	0.00	158.55
<b>SITE PREPARATION</b>						
11. Protect - Cover with plastic	150.00 SF	0.00	0.43	1.17	13.14	78.81
<b>ROOF</b>						
12. R&R Sheathing - OSB - 5/8"	4.00 SF	1.06	1.86	0.19	2.36	14.23
13. Remove 3 tab - 25 yr. - composition shingle roofing (per SHINGLE)	8.00 EA	9.38	0.00	0.00	15.00	90.04
14. 3 tab - 25 yr. - composition shingle roofing (per SHINGLE)	8.00 EA	0.00	21.34	1.29	34.40	206.41
<b>TRIM</b>						
15. R&R Soffit & fascia - wood - 1' overhang	4.00 LF	2.02	12.44	1.45	11.88	71.17
16. R&R Drip edge	6.00 LF	0.62	3.33	0.42	4.82	28.94
17. R&R Siding trim	8.00 LF	0.81	4.61	0.28	8.74	52.38
18. Seal (1 coat) & paint (1 coat) trim	60.00 LF	0.00	1.83	0.54	22.06	132.40

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### CONTINUED - Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>Additional square footage allows to blend in paint</b>						
19. Paint trim - one coat	60.00 LF	0.00	1.23	0.40	14.84	89.04
<b>Additional square footage allows to blend in paint</b>						
<b>WALLS</b>						
20. R&R Sheathing - OSB - 1/2"	10.00 SF	1.06	1.63	0.34	5.44	32.68
21. R&R Batt insulation - 6" - R19 - paper / foil faced	10.00 SF	0.54	1.31	0.56	3.82	22.88
22. R&R Siding - cedar slat, 1" x 4" over plywood (excludes ply)	96.00 SF	0.81	8.31	20.79	179.28	1,075.59
23. Seal & paint wood siding	144.00 SF	0.00	2.32	4.84	67.78	406.70
<b>Additional square footage allows to blend in paint</b>						
<b>ACCESSORIES</b>						
24. R&R Window trim - 1" x 4"	32.00 LF	0.63	6.67	3.13	47.34	284.07
25. R&R Gutter seal caps	4.00 EA	4.71	20.22	0.87	20.12	120.71
26. R&R Flashing - kick-out diverter	1.00 EA	8.32	33.01	0.77	8.42	50.52
27. R&R Gutter / downspout - aluminum - up to 5"	16.00 LF	0.94	9.21	4.98	33.48	200.86
28. Prime & paint exterior soffit - wood	6.00 SF	0.00	2.80	0.18	3.40	20.38
<b>Additional square footage allows to blend in paint</b>						
29. Prime & paint exterior fascia - wood, 4"- 6" wide	6.00 LF	0.00	2.17	0.08	2.62	15.72
<b>Additional square footage allows to blend in paint</b>						
Totals: Exterior				47.69	498.94	3,551.90

### General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>GENERAL</b>						
30. Residential Supervision / Project Management - per hour	20.00 HR	0.00	68.29	0.00	273.16	1,638.96
<b>4 Hours per day to supervise multiple trades, manage material logistics and labor schedules.</b>						
31. Cleaning Technician - per hour	15.00 HR	0.00	52.42	0.00	157.26	943.56
<b>Progressive cleaning throughout the job</b>						
32. General Laborer - per hour	10.00 HR	0.00	51.05	0.00	102.10	612.60
<b>PPE Suits</b>						
33. Add for personal protective equipment	12.00 EA	0.00	13.10	8.84	0.00	166.04

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### CONTINUED - General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
34. Personal protective gloves - Disposable (per pair)	24.00 EA	0.00	0.44	0.63	0.00	11.19
<b>PPE Face Covering / Eye Protection</b>						
35. Personal protective mask (N-95)	12.00 EA	0.00	1.57	1.13	0.00	19.97
36. Eye protection - plastic goggles - Disposable	12.00 EA	0.00	10.46	7.53	0.00	133.05
<b>FEES</b>						
37. Tandem axle dump trailer - per load - including dump fees	1.00 EA	193.81	0.00	0.00	38.76	232.57
Totals: General Items				18.13	571.28	3,757.94

### Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
38. Framing labor minimum	1.00 EA	0.00	181.26	0.00	36.26	217.52
39. Roofing labor minimum	1.00 EA	0.00	414.51	0.00	82.90	497.41
40. Gutter labor minimum	1.00 EA	0.00	126.37	0.00	25.28	151.65
41. Insulation labor minimum	1.00 EA	0.00	157.01	0.00	31.40	188.41
Totals: Labor Minimums Applied				0.00	175.84	1,054.99
<b>Line Item Totals: 2023-12-21-0854</b>				<b>67.57</b>	<b>1,246.06</b>	<b>8,689.78</b>

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## Summary

Line Item Total	7,376.15
Material Sales Tax	67.57
Subtotal	7,443.72
Overhead	623.03
Profit	623.03
<b>Replacement Cost Value</b>	<b>\$8,689.78</b>
<b>Net Claim</b>	<b>\$8,689.78</b>

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### Overhead and Profit (O&P)

As a contractor, our expertise has been retained to provide and complete all projects for this job, which required multiple trades. Subcontractors were necessary to complete all items listed. We handled the planning and additional assessments needed, including:

- Ordering and retrieving materials (special orders notwithstanding)
- Scheduling and paying subcontractors
- Labor costs
- Trip costs (gas, vehicle mileage, etc.)

This estimate provides comprehensive costs incurred by our contractor services. As such, we have exceeded the threshold to obtain Overhead and Profit for the job.

\*Also please note the Xactware White Paper definition of Overhead and Profit, listed below. Due to this documentation, we have supplemented as follows. All supplements have been bolded and explained.

#### XACTWARE WHITE PAPER O&P DEFINITION (Actual paper to be provided upon request)

“General Overhead are expenses incurred by a General Contractor, that cannot be attributed to individual projects, and include any and all expenses necessary for the General Contractor to operate their business. Examples (including but not limited to): General and Administrative (G&A) expenses, office rent, utilities, office supplies, salaries for office personnel, depreciation on office equipment, licenses, and advertising. Including General Overhead expenses in a Xactimate estimate—General Overhead expenses are not included in Xactware’s unit pricing but are typically added to the estimate as a percentage of the total bid along with the appropriate profit margin. These two costs together constitute what is normally referred to in the insurance restoration industry as General Contractor’s O&P, or just O&P. General Overhead and Profit percentages can be added in the Estimate Parameters window within a Xactimate estimate.”