
Property: 6751 N Conagher Ln
Eagle, ID 83616

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 3/20/2025 11:21 AM

Price List: IDBO8X_MAR25
Restoration/Service/Remodel
Estimate: 2025-03-20-1321-1

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:

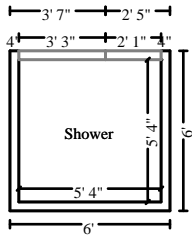
Our opinion as to the building damage assumes a specific scope and methodology of repairs. Any deviation in scope, methods or conditions, may have a reciprocal effect on this opinion. If this should occur, we reserve the right to review such changes and modify our opinion accordingly.

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.

2025-03-20-1321-1

Main Level



Shower

Height: 9'

153.75 SF Walls	28.44 SF Ceiling
182.19 SF Walls & Ceiling	28.44 SF Floor
3.16 SY Flooring	19.25 LF Floor Perimeter
16.00 LF Ceil. Perimeter	

Missing Wall - Goes to Ceiling

3' 3" X 6'

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
1. Floor protection - cloth - skid resistant, breathable	60.00 SF	1.18	0.00	2.27	14.62	87.69
2. Mask and prep - tape only (per LF)	71.25 LF	0.00	0.80	0.21	11.44	68.65
WALLS						
3. R&R Tile shower - 121 to 150 SF	1.00 EA	294.03	4,717.57	68.99	1,016.12	6,096.71
4. R&R Tile concrete shower curb - per LF	5.33 LF	6.86	192.37	6.57	213.70	1,282.16
5. Additional charge to tile a wall niche	1.00 EA	0.00	343.18	1.94	69.02	414.14
6. Seal grout on tile wall	153.75 SF	0.00	2.37	1.75	73.24	439.38
FLOOR						
7. Floor leveling cement - Heavy	28.44 SF	0.00	4.81	3.23	28.00	168.03
8. Mosaic - ceramic/porcelain tile - High grade	28.44 SF	0.00	32.26	27.61	189.02	1,134.10
9. Grout sealer	28.44 SF	0.00	2.18	0.32	12.46	74.78
PLUMBING						
10. R&R Shower faucet	1.00 EA	20.58	267.80	7.80	59.24	355.42
11. Floor drain - tub/shower - metal/plastic	1.00 EA	0.00	53.15	0.60	10.76	64.51
12. Shower pan	1.00 EA	0.00	197.04	2.77	39.96	239.77
GENERAL						
13. Final cleaning - construction - Residential	28.44 SF	0.00	0.33	0.00	1.88	11.27
Totals: Shower				124.06	1,739.46	10,436.61
Total: Main Level				124.06	1,739.46	10,436.61

General

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Residential Supervision / Project Management - per hour	8.00 HR	0.00	68.60	0.00	109.76	658.56
Project Manager is responsible for creating and managing budget, creating and managing schedule, selecting finishes with the homeowner, purchasing materials, communicating with homeowner, and ensuring overall job satisfaction and quality.						
Note: This is for a Superintendent/Proj. Manager used to manage residential jobs where formal Supervision/Proj. Management is needed to coordinate the work of subcontractors, or to perform other project management duties. This item should not be used for a working crew leader. The GC, estimator and/or parties involved will determine whether or not the use of a formal Superintendent/Proj. Manager is warranted, as well as the number of hours required to perform these tasks. A Superintendent/Proj. Manager generally manages multiple jobs at once. Generally, a typical single-family detached rebuild or new build would have a minimal amount of hours per weekday. In some cases, such as large multi-family/multi-unit/multi-bldg projects a full-time formal supervisor may be warranted. A Superintendent/Proj. Manager may complete tasks such as, but not limited to, creating/maintaining project schedules, coordinating/meeting trades, ordering materials, inspecting job sites, obtaining permits, meeting with inspectors, etc.						
This is a direct cost to this project; therefore it is NOT INCLUDED in O&P						
15. Plastic contractor debris bag	6.00 EA	0.83	0.00	0.30	1.06	6.34
16. Haul debris - per pickup truck load - including dump fees	1.00 EA	152.00	0.00	0.00	30.40	182.40
Totals: General				0.30	141.22	847.30

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
17. Plumbing labor minimum	1.00 EA	0.00	19.01	0.00	3.80	22.81
18. Tile floor covering labor minimum	1.00 EA	0.00	319.33	0.00	63.86	383.19
Totals: Labor Minimums Applied				0.00	67.66	406.00
Line Item Totals: 2025-03-20-1321-1				124.36	1,948.34	11,689.91

Grand Total Areas:

153.75 SF Walls	28.44 SF Ceiling	182.19 SF Walls and Ceiling
28.44 SF Floor	3.16 SY Flooring	19.25 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	16.00 LF Ceil. Perimeter
28.44 Floor Area	36.00 Total Area	153.75 Interior Wall Area
201.75 Exterior Wall Area	24.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Summary for Dwelling

Line Item Total	9,617.21
Material Sales Tax	124.36
Subtotal	9,741.57
Overhead	974.17
Profit	974.17
Replacement Cost Value	\$11,689.91
Net Claim	\$11,689.91

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.”

