
Property: 1619 N Wimbledon Pl
Eagle, ID 83616

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 3/25/2025 7:06 PM

Price List: IDBO8X_MAR25
Restoration/Service/Remodel
Estimate: 2025-03-25-2106-1

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:

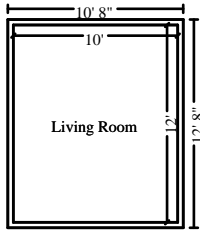
Our opinion as to the building damage assumes a specific scope and methodology of repairs. Any deviation in scope, methods or conditions, may have a reciprocal effect on this opinion. If this should occur, we reserve the right to review such changes and modify our opinion accordingly.

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.

2025-03-25-2106-1

Main Level



Living Room

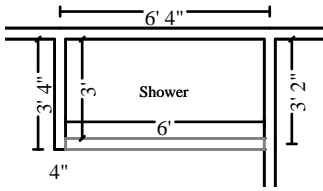
Height: 8'

352.00 SF Walls
472.00 SF Walls & Ceiling
13.33 SY Flooring
44.00 LF Ceil. Perimeter

120.00 SF Ceiling
120.00 SF Floor
44.00 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
1. Contents - move out then reset	1.00 EA	0.00	75.43	0.00	15.08	90.51
2. Floor protection - cloth - skid resistant, breathable	60.00 SF	1.18	0.00	2.27	14.62	87.69
3. Mask and prep - tape only (per LF)	120.00 LF	0.00	0.80	0.36	19.28	115.64
CEILING						
4. 5/8" drywall - hung, taped, ready for texture	24.00 SF	0.00	2.84	1.20	13.88	83.24
5. Tape joint for new to existing drywall - per LF	20.00 LF	0.00	10.55	0.40	42.28	253.68
6. Texture drywall - smooth / skim coat	44.00 SF	0.00	1.72	0.32	15.20	91.20
7. Texture drywall - machine - knockdown	55.00 SF	0.00	1.14	0.23	12.58	75.51
8. Drywall Installer / Finisher - per hour	1.00 HR	0.00	107.24	0.00	21.44	128.68
Additional labor to blend texture beyond the repair.						
9. Seal the surface area w/PVA primer - one coat	63.25 SF	0.00	0.77	0.23	9.78	58.71
10. Paint the ceiling - two coats	120.00 SF	0.00	1.26	2.02	30.64	183.86
ACCESSORIES						
11. Light fixture - Detach & reset	1.00 EA	0.00	56.80	0.00	11.36	68.16
12. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	15.84	0.00	3.16	19.00
GENERAL						
13. Final cleaning - construction - Residential	120.00 SF	0.00	0.33	0.00	7.92	47.52
Totals: Living Room				7.03	217.22	1,303.40
Total: Main Level				7.03	217.22	1,303.40

Level 2



Shower

Height: 8'

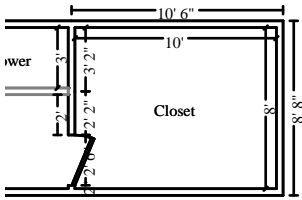
104.00 SF Walls	18.00 SF Ceiling
122.00 SF Walls & Ceiling	18.00 SF Floor
2.00 SY Flooring	12.00 LF Floor Perimeter
18.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

6' X 6' 8"

Opens into BATHROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
14. Floor protection - cloth - skid resistant, breathable	18.00 SF	1.18	0.00	0.68	4.38	26.30
15. Mask and prep for paint - plastic, paper, tape (per LF)	18.00 LF	0.00	1.77	0.29	6.44	38.59
WALLS						
16. Tile shower - 61 to 100 SF - High grade	1.00 EA	0.00	3,895.05	60.24	791.06	4,746.35
17. Seal grout on tile wall	96.00 SF	0.00	2.37	1.09	45.72	274.33
18. Paint more than the ceiling perimeter - two coats	36.00 SF	0.00	1.26	0.60	9.20	55.16
FLOOR						
19. Sheathing - plywood - 1/2" CDX	18.00 SF	0.00	1.98	0.96	7.32	43.92
PLUMBING						
20. Shower faucet	1.00 EA	0.00	267.80	7.80	55.12	330.72
21. Floor drain - tub/shower - metal/plastic	1.00 EA	0.00	53.15	0.60	10.76	64.51
22. Shower pan	1.00 EA	0.00	197.04	2.77	39.96	239.77
ACCESSORIES						
23. Shower door	1.00 EA	0.00	547.17	24.41	114.32	685.90
GENERAL						
24. Final cleaning - construction - Residential	18.00 SF	0.00	0.33	0.00	1.18	7.12
Totals: Shower				99.44	1,085.46	6,512.67



Closet

Height: 8'

271.33 SF Walls	80.00 SF Ceiling
351.33 SF Walls & Ceiling	80.00 SF Floor
8.89 SY Flooring	33.50 LF Floor Perimeter
36.00 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"		Opens into BATHROOM			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
25. Contents - move out then reset	1.00 EA	0.00	75.43	0.00	15.08	90.51
26. Floor protection - cloth - skid resistant, breathable	80.00 SF	1.18	0.00	3.02	19.48	116.90
27. Mask and prep for paint - plastic, paper, tape (per LF)	36.00 LF	0.00	1.77	0.58	12.86	77.16
TRIM						
28. Organized closet shelving	80.00 SF	0.00	13.57	25.78	222.28	1,333.66
WALLS						
29. 1/2" drywall - hung, taped, ready for texture	32.00 SF	0.00	2.68	1.42	17.44	104.62
30. Tape joint for new to existing drywall - per LF	24.00 LF	0.00	10.55	0.48	50.74	304.42
31. Texture drywall - smooth / skim coat	56.00 SF	0.00	1.72	0.40	19.34	116.06
32. Drywall Installer / Finisher - per hour	0.50 HR	0.00	107.24	0.00	10.72	64.34
Additional labor to blend texture beyond the repair.						
33. Seal the surface area w/PVA primer - one coat	64.40 SF	0.00	0.77	0.23	9.96	59.78
34. Paint the walls - two coats	271.33 SF	0.00	1.26	4.56	69.30	415.74
GENERAL						
35. Final cleaning - construction - Residential	80.00 SF	0.00	0.33	0.00	5.28	31.68
Totals: Closet				36.47	452.48	2,714.87
Total: Level 2				135.91	1,537.94	9,227.54

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Residential Supervision / Project Management - per hour	8.00 HR	0.00	68.60	0.00	109.76	658.56

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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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

37. Plastic contractor debris bag	6.00 EA	0.83	0.00	0.30	1.06	6.34
38. 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
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Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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39. Cleaning labor minimum	1.00 EA	0.00	59.34	0.00	11.86	71.20
40. Plumbing labor minimum	1.00 EA	0.00	39.59	0.00	7.92	47.51
41. Mirror/shower door labor minimum	1.00 EA	0.00	0.89	0.00	0.18	1.07

Totals: Labor Minimums Applied				0.00	19.96	119.78
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Line Item Totals: 2025-03-25-2106-1				143.24	1,916.34	11,498.02
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Grand Total Areas:

942.00 SF Walls	276.89 SF Ceiling	1,218.89 SF Walls and Ceiling
276.89 SF Floor	30.77 SY Flooring	114.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	134.00 LF Ceil. Perimeter
276.89 Floor Area	317.11 Total Area	942.00 Interior Wall Area
937.33 Exterior Wall Area	106.00 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	9,438.44
Material Sales Tax	143.24
Subtotal	9,581.68
Overhead	958.17
Profit	958.17
Replacement Cost Value	\$11,498.02
Net Claim	\$11,498.02

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.”

