
Property: 2718 E Nakano Dr
Meridian, ID 83646

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 3/17/2025 6:09 PM

Price List: IDBO8X_MAR25
Restoration/Service/Remodel
Estimate: 2025-03-17-2009-2

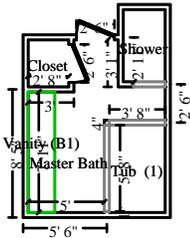
This supplemental estimate has been prepared to provide a detailed breakdown of the additional work required to bring the insured's home back to pre loss condition. As we have reviewed the scope of work, we have identified additional work that needs to be done in addition to what was included in the carrier's estimate. We have made the necessary adjustments to ensure that the estimate reflects the additional scope of work required. We have included a detailed list of the work required, along with the associated costs.

2025-03-17-2009-2

Level 2

Level 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. 2" x 4" x 8' #2 & better Fir / Larch (material only)	2.50 EA	0.00	4.71	0.71	2.50	14.99
2. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	5.00 EA	0.00	4.57	1.37	4.86	29.08
3. R&R Sheathing - OSB - 1/2"	46.82 SF	0.61	1.71	1.74	22.08	132.44
4. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	41.62 SF	0.23	1.87	0.08	17.50	104.98
Total: Level 2				3.90	46.94	281.49



Master Bath

Height: 8'

169.19 SF Walls	57.96 SF Ceiling
227.15 SF Walls & Ceiling	44.10 SF Floor
4.90 SY Flooring	12.83 LF Floor Perimeter
31.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 1" X 6' 8"

Opens into SHOWER

Door

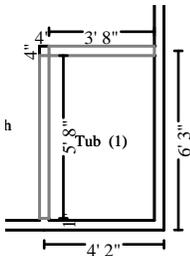
2' 6" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into CLOSET



Subroom: Tub (1)

Height: 8'

75.81 SF Walls	21.04 SF Ceiling
96.85 SF Walls & Ceiling	21.04 SF Floor
2.34 SY Flooring	9.48 LF Floor Perimeter
9.48 LF Ceil. Perimeter	

Missing Wall

5' 8" X 8'

Opens into MASTER_BATH

Missing Wall

3' 8" X 8'

Opens into MASTER_BATH

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS						
5. R&R 1/2" Cement board	28.43 SF	1.03	8.03	3.21	52.16	312.94
6. R&R Tile tub surround - up to 60 SF	1.00 EA	131.52	2,029.56	29.06	438.04	2,628.18
7. Seal grout on tile wall	28.43 SF	0.00	2.37	0.32	13.54	81.24
FLOOR						

CONTINUED - Master Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
8. Remove Sheathing - plywood - 1/2" CDX	33.14 SF	0.61	0.00	0.00	4.04	24.26
9. Sheathing - plywood - 1/2" CDX	65.14 SF	0.00	1.98	3.48	26.50	158.96
PLUMBING						
10. R&R Floor drain - tub/shower - metal/plastic	1.00 EA	8.24	53.15	0.60	12.40	74.39
11. R&R Jetted tub - Acrylic	1.00 EA	117.61	2,469.96	96.33	536.78	3,220.68
12. R&R Jetted tub faucet	1.00 EA	20.58	373.82	12.51	81.38	488.29
13. Remove Plumbing fixture supply line	5.00 EA	5.48	0.00	0.00	5.48	32.88
14. Gas/water line cap/plug - per cap	5.00 EA	0.00	19.22	0.36	19.30	115.76
15. P-trap assembly - Detach & reset	2.00 EA	0.00	79.24	0.00	31.70	190.18
16. Toilet - Detach & reset	1.00 EA	0.00	323.67	0.57	64.86	389.10
17. Vanity - Detach & reset	7.92 LF	0.00	69.88	0.00	110.70	664.15
GENERAL						
18. HEPA Vacuuming exposed framing w/ sheathing - Walls	46.82 SF	0.00	1.98	0.00	18.54	111.24
19. Apply plant-based anti-microbial agent to more than the floor	111.96 SF	0.00	0.42	0.40	9.48	56.90
20. Clean more than the floor	389.14 SF	0.00	0.74	0.23	57.64	345.83
21. Disinfect building - fog / spray - per SF	65.14 SF	0.00	0.56	0.16	7.34	43.98
22. Negative air fan/Air scrubber (24 hr period) - No monit. In use for 3 days	3.00 DA	0.00	74.53	0.00	44.72	268.31
23. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	215.26	11.77	45.42	272.45
24. Add for HEPA filter (for canister/backpack vacuums)	1.00 EA	0.00	96.65	4.65	20.28	121.58
25. Equipment decontamination charge - per piece of equipment 1 - air scrubber 1 - HEPA vacuum 1 - ULV fogger	2.00 EA	0.00	48.85	0.69	19.68	118.07
Totals: Master Bath				164.34	1,619.98	9,719.37
Total: Level 2				168.24	1,666.92	10,000.86

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
26. Residential Supervision / Project Management - per hour	6.00 HR	0.00	68.60	0.00	82.32	493.92
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						
27. Plastic contractor debris bag	4.00 EA	0.83	0.00	0.20	0.70	4.22
28. Haul debris - per pickup truck load - including dump fees	0.50 EA	152.00	0.00	0.00	15.20	91.20
Totals: General				0.20	98.22	589.34
Line Item Totals: 2025-03-17-2009-2				168.44	1,765.14	10,590.20

Grand Total Areas:

426.45 SF Walls	100.28 SF Ceiling	526.73 SF Walls and Ceiling
86.43 SF Floor	9.60 SY Flooring	44.23 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	67.31 LF Ceil. Perimeter
86.43 Floor Area	122.83 Total Area	426.45 Interior Wall Area
409.33 Exterior Wall Area	47.33 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	8,656.62
Material Sales Tax	168.44
Subtotal	8,825.06
Overhead	882.57
Profit	882.57
Replacement Cost Value	\$10,590.20
Net Claim	\$10,590.20

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.”

