
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

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.

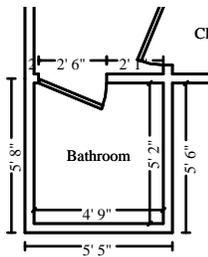
This estimates assumes that the work will be contracted in its entirety. Deletions or additions to the scope of this estimate may result in changes to the pricing within the remaining line items.

2025-03-17-2009

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Tear out wet non-salvageable carpet, cut & bag for disp.	200.00 SF	0.83	0.00	0.84	166.84
2. Tear out wet carpet pad and bag for disposal	200.00 SF	0.79	0.00	0.84	158.84
3. Air mover (per 24 hour period) - No monitoring 2 in use for 3 days	6.00 EA	0.00	26.50	0.00	159.00
4. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. In use for 3 days	3.00 EA	0.00	113.13	0.00	339.39
Total: Main Level				1.68	824.07



Bathroom

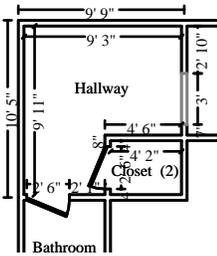
Height: 8'

142.00 SF Walls	24.54 SF Ceiling
166.54 SF Walls & Ceiling	24.54 SF Floor
2.73 SY Flooring	17.33 LF Floor Perimeter
19.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	2' 6" X 6' 8"		TOTAL
			REPLACE	TAX	
5. Content Manipulation charge - per hour	0.50 HR	0.00	78.40	0.00	39.20
6. Remove Light fixture	1.00 EA	14.42	0.00	0.00	14.42
7. Remove Plumbing fixture supply line	3.00 EA	8.65	0.00	0.00	25.95
8. Gas/water line cap/plug - per cap	3.00 EA	0.00	19.22	0.22	57.88
9. Remove P-trap assembly - ABS (plastic)	1.00 EA	12.98	0.00	0.00	12.98
10. Pedestal sink - Detach	1.00 EA	0.00	79.30	0.00	79.30
11. Toilet - Detach	1.00 EA	0.00	70.16	0.05	70.21
12. Tear out baseboard	17.33 LF	0.72	0.00	0.00	12.48
13. Tear out wet drywall, cleanup, bag for disposal	166.54 SF	1.34	0.00	1.70	224.86
14. Tear out non-salv solid/eng. wood flr & bag for disposal	24.54 SF	5.17	0.00	0.12	126.99
15. Tear out and bag wet insulation in confined space	24.54 SF	1.93	0.00	0.10	47.46

CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
16. HEPA Vacuuming exposed framing w/ sheathing - Ceiling	24.54 SF	0.00	2.82	0.00	69.20
17. HEPA Vacuuming exposed framing w/ sheathing - Walls	142.00 SF	0.00	1.98	0.00	281.16
18. HEPA Vacuuming - Light - (PER SF)	24.54 SF	0.00	0.56	0.00	13.74
19. Apply plant-based anti-microbial agent to more than the floor	191.08 SF	0.00	0.39	0.69	75.21
20. Clean floor or roof joist system	24.54 SF	0.00	1.99	0.03	48.86
21. Clean stud wall	142.00 SF	0.00	1.59	0.17	225.95
22. Clean the floor	24.54 SF	0.00	0.74	0.02	18.18
Totals: Bathroom				3.10	1,444.03



Hallway

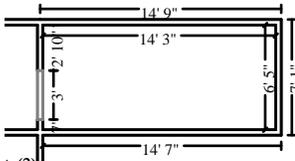
Height: 8'

253.33 SF Walls	75.98 SF Ceiling
329.31 SF Walls & Ceiling	75.98 SF Floor
8.44 SY Flooring	30.33 LF Floor Perimeter
38.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into BATHROOM



Subroom: Offset (1)

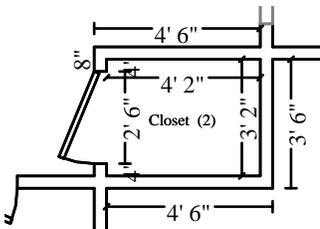
Height: 8'

310.67 SF Walls	91.44 SF Ceiling
402.10 SF Walls & Ceiling	91.44 SF Floor
10.16 SY Flooring	38.33 LF Floor Perimeter
41.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' X 6' 8"

Opens into HALLWAY



Subroom: Closet (2)

Height: 8'

100.67 SF Walls	13.19 SF Ceiling
113.86 SF Walls & Ceiling	13.19 SF Floor
1.47 SY Flooring	12.17 LF Floor Perimeter
14.67 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
-------------	-----	--------	---------	-----	-------

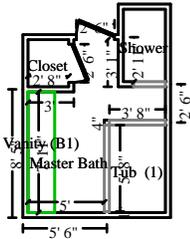
CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
23. Tear out baseboard	80.83 LF	0.72	0.00	0.00	58.20
24. Tear out non-salv solid/eng. wood flr & bag for disposal	180.61 SF	5.17	0.00	0.87	934.62
25. Tear out and bag wet insulation in confined space	180.61 SF	1.93	0.00	0.76	349.34
26. HEPA Vacuuming - Light - (PER SF)	180.61 SF	0.00	0.56	0.00	101.14
27. Apply plant-based anti-microbial agent to the floor	180.61 SF	0.00	0.39	0.65	71.09
28. Clean the floor	180.61 SF	0.00	0.74	0.11	133.76
Totals: Hallway				2.39	1,648.15
Total: Main Level				7.17	3,916.25

Level 2

Level 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
29. Air mover (per 24 hour period) - No monitoring 2 in use for 3 days	6.00 EA	0.00	26.50	0.00	159.00
30. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. In use for 3 days	3.00 EA	0.00	113.13	0.00	339.39
Total: Level 2				0.00	498.39



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"

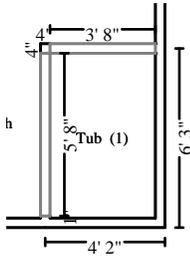
Opens into Exterior

Door

2' 6" X 6' 8"

Opens into CLOSET

CONTINUED - Master Bath



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	TOTAL
31. Remove Floor drain - tub/shower - metal/plastic	1.00 EA	12.98	0.00	0.00	12.98
32. Remove Jetted tub - Acrylic	1.00 EA	185.38	0.00	0.00	185.38
33. Remove Jetted tub faucet	1.00 EA	32.45	0.00	0.00	32.45
34. Tear out non-salv. tile & bag for disposal	28.43 SF	4.15	0.00	0.36	118.34
35. Tear out wet drywall, cleanup, bag for disposal	28.43 SF	1.34	0.00	0.29	38.39
36. Tear out non-salvageable tile floor & bag for disposal	72.00 SF	5.15	0.00	0.91	371.71
37. Tear out subfloor & bag for disposal	32.00 SF	2.52	0.00	0.15	80.79
38. HEPA Vacuuming exposed framing w/ sheathing - Walls	28.43 SF	0.00	1.98	0.00	56.29
39. HEPA Vacuuming - Light - (PER SF)	65.14 SF	0.00	0.56	0.00	36.48
40. Apply plant-based anti-microbial agent to the surface area	93.57 SF	0.00	0.39	0.34	36.83
41. Clean stud wall	28.43 SF	0.00	1.59	0.03	45.23
42. Clean the surface area	65.14 SF	0.00	0.74	0.04	48.24
Totals: Master Bath				2.12	1,063.11
Total: Level 2				2.12	1,561.50

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
43. Emergency service call - during business hours	1.00 EA	0.00	228.51	0.00	228.51
44. Equipment setup, take down, and monitoring (hourly charge)	6.00 HR	0.00	78.40	0.00	470.40

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
45. Cleaning & Remediation - Supervisory - per hr	3.00 HR	0.00	85.69	0.00	257.07
1. Coordinate, schedule and manage sub contractors and/or field staff 2. Site inspections and quality control 3. Communication, follow up with customers throughout the entire job process 12.2.2 Administration and Job Coordination It is recommended that job coordination takes place at or near the start of the water restoration project, though due to the time-critical nature of many emergency services, some aspects are often delayed until mitigation services are performed and the drying system is operational OSHA 1926.20 (B) (2)-Such programs shall provide for frequent and regular inspections of the job sites, materials, and equipment to be made by competent persons designated by the employers.					
46. Personal protective gloves - Disposable (per pair)	6.00 EA	0.00	0.41	0.15	2.61
47. Plastic bag - used for disposal of contaminated items	4.00 EA	0.00	3.11	0.75	13.19
48. Haul debris - per pickup truck load - including dump fees	1.00 EA	209.16	0.00	0.00	209.16
49. Equipment decontamination charge - per piece of equipment	7.00 EA	0.00	44.97	2.42	317.21
Equipment to be cleaned and sanitized prior to next project.					
4- air movers					
2- dehus					
1- HEPA vacuum					
50. Add for HEPA filter (for canister/backpack vacuums)	1.00 EA	0.00	94.92	4.65	99.57
Totals: General				7.97	1,597.72
Line Item Totals: 2025-03-17-2009				17.26	7,075.47

Grand Total Areas:

1,233.11 SF Walls	305.43 SF Ceiling	1,538.55 SF Walls and Ceiling
291.58 SF Floor	32.40 SY Flooring	142.39 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	181.48 LF Ceil. Perimeter
291.58 Floor Area	360.88 Total Area	1,233.11 Interior Wall Area
1,139.83 Exterior Wall Area	128.50 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	7,058.21
Material Sales Tax	17.26
Replacement Cost Value	\$7,075.47
Net Claim	\$7,075.47

