

---

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: 2025-03-17-2009-1

---

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.

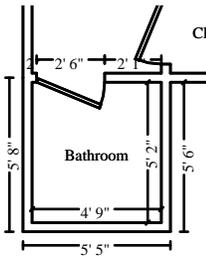
This estimates assumes that the work will be contracted in its entirety. Deletions or additions to the scope of this estimate may result in changes to the pricing within the remaining line items.

2025-03-17-2009-1

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>FLOOR</b>						
1. Carpet pad	200.00 SF	0.00	0.66	6.36	27.68	166.04
2. Carpet	243.00 SF	0.00	4.35	50.45	221.52	1,329.02
<b>GENERAL</b>						
3. Final cleaning - construction - Residential	200.00 SF	0.00	0.33	0.00	13.20	79.20
Total: Main Level				56.81	262.40	1,574.26



Bathroom

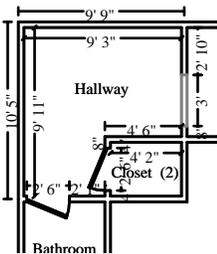
Height: 8'

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	REPLACE	TAX	O&P	TOTAL
<b>Door</b>						
		<b>2' 6" X 6' 8"</b>		<b>Opens into HALLWAY</b>		
<b>PREP</b>						
4. Contents - move out then reset	1.00 EA	0.00	75.43	0.00	15.08	90.51
5. Floor protection - cloth - skid resistant, breathable	24.54 SF	1.18	0.00	0.93	5.98	35.87
6. Mask and prep for paint - plastic, paper, tape (per LF)	19.83 LF	0.00	1.77	0.32	7.08	42.50
<b>TRIM</b>						
7. Baseboard - 3 1/4"	17.33 LF	0.00	4.38	2.07	15.60	93.58
8. Paint baseboard - two coats	17.33 LF	0.00	1.90	0.18	6.62	39.73
9. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.25	0.36	8.34	49.95
10. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	48.63	0.57	9.84	59.04
<b>WALLS &amp; CEILING</b>						
11. 5/8" drywall - hung, taped, ready for texture	24.54 SF	0.00	2.84	1.22	14.18	85.09
12. 1/2" drywall - hung, taped, ready for texture	142.00 SF	0.00	2.68	6.30	77.38	464.24
13. Texture drywall - smooth / skim coat	166.54 SF	0.00	1.72	1.20	57.54	345.19

**CONTINUED - Bathroom**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Texture drywall - light hand texture	166.54 SF	0.00	1.16	0.80	38.80	232.79
15. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	166.54 SF	0.00	1.68	3.30	56.62	339.71
<b>PLUMBING</b>						
16. Plumbing fixture supply line	3.00 EA	0.00	25.24	1.30	15.40	92.42
17. P-trap assembly - ABS (plastic)	1.00 EA	0.00	80.39	0.50	16.18	97.07
18. Install Pedestal sink	1.00 EA	0.00	298.07	0.00	59.62	357.69
19. Install Toilet	1.00 EA	0.00	275.61	0.00	55.12	330.73
<b>ACCESSORIES</b>						
20. Light fixture	1.00 EA	0.00	73.35	1.98	15.08	90.41
<b>FLOOR</b>						
21. Batt insulation - 12" - R38 - paper / foil faced	24.54 SF	0.00	2.45	2.78	12.58	75.48
22. Oak flooring - #1 common - no finish	24.54 SF	0.00	10.55	10.07	53.80	322.77
23. Sand, stain, and finish wood floor	24.54 SF	0.00	5.01	1.74	24.94	149.63
24. Add for dustless floor sanding	24.54 SF	0.00	1.00	0.00	4.90	29.44
<b>GENERAL</b>						
25. Final cleaning - construction - Residential	24.54 SF	0.00	0.33	0.00	1.62	9.72
<b>Totals: Bathroom</b>				<b>35.62</b>	<b>572.30</b>	<b>3,433.56</b>



**Hallway**

**Height: 8'**

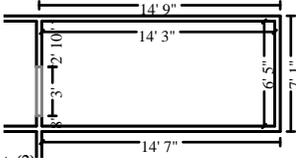
253.33 SF Walls	75.98 SF Ceiling
329.31 SF Walls & Ceiling	75.98 SF Floor
8.44 SY Flooring	30.33 LF Floor Perimeter
38.33 LF Ceil. Perimeter	

**Door**

**2' 6" X 6' 8"**

**Opens into BATHROOM**

**CONTINUED - Hallway**



**Subroom: Offset (1)**

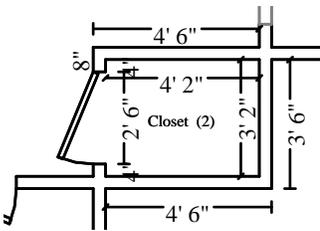
**Height: 8'**

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"**

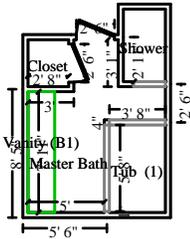
**Opens into HALLWAY**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>PREP</b>						
26. Contents - move out then reset	1.00 EA	0.00	75.43	0.00	15.08	90.51
27. Floor protection - cloth - skid resistant, breathable	180.61 SF	1.18	0.00	6.83	43.98	263.93
28. Mask and prep for paint - plastic, paper, tape (per LF)	94.33 LF	0.00	1.77	1.53	33.70	202.19
<b>TRIM</b>						
29. Baseboard - 3 1/4"	80.83 LF	0.00	4.38	9.65	72.74	436.43
30. Paint baseboard - two coats	80.83 LF	0.00	1.90	0.82	30.88	185.28
31. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	0.00	41.25	1.07	24.98	149.80
32. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	48.63	1.70	29.52	177.11
<b>WALLS</b>						
33. Drywall tape joint / repair - per LF	80.83 LF	0.00	9.86	2.13	159.82	958.93
34. Seal more than the floor perimeter w/PVA primer - one coat	92.96 SF	0.00	0.77	0.33	14.38	86.29
35. Paint the walls - two coats	664.67 SF	0.00	1.26	11.17	169.74	1,018.39
<b>FLOOR</b>						
36. Batt insulation - 12" - R38 - paper / foil faced	180.61 SF	0.00	2.45	20.48	92.60	555.57
37. Oak flooring - #1 common - no finish	180.61 SF	0.00	10.55	74.12	395.90	2,375.46
38. Sand, stain, and finish wood floor	180.61 SF	0.00	5.01	12.79	183.54	1,101.19

**CONTINUED - Hallway**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
39. Add for dustless floor sanding	180.61 SF	0.00	1.00	0.00	36.12	216.73
<b>GENERAL</b>						
40. Final cleaning - construction - Residential	180.61 SF	0.00	0.33	0.00	11.92	71.52
Totals: Hallway				142.62	1,314.90	7,889.33
Total: Main Level				<b>235.05</b>	<b>2,149.60</b>	<b>12,897.15</b>

**Level 2**



**Master Bath**

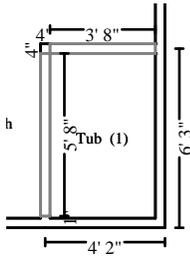
**Height: 8'**

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**  
**Door**  
**Door**

**2' 1" X 6' 8"**  
**2' 6" X 6' 8"**  
**2' 6" X 6' 8"**

**Opens into SHOWER**  
**Opens into Exterior**  
**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**  
**Missing Wall**

**5' 8" X 8'**  
**3' 8" X 8'**

**Opens into MASTER\_BATH**  
**Opens into MASTER\_BATH**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>PREP</b>						
41. Contents - move out then reset	1.00 EA	0.00	75.43	0.00	15.08	90.51
42. Floor protection - cloth - skid resistant, breathable	65.14 SF	1.18	0.00	2.46	15.88	95.21
<b>WALLS</b>						
43. 1/2" Cement board	28.43 SF	0.00	8.03	3.21	46.30	277.80
44. Tile tub surround - up to 60 SF	1.00 EA	0.00	2,029.56	29.06	411.74	2,470.36
45. Seal grout on tile wall	28.43 SF	0.00	2.37	0.32	13.54	81.24

**CONTINUED - Master Bath**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>PLUMBING</b>						
46. Floor drain - tub/shower - metal/plastic	1.00 EA	0.00	53.15	0.60	10.76	64.51
47. Jetted tub - Acrylic	1.00 EA	0.00	2,469.96	96.33	513.26	3,079.55
48. Jetted tub faucet	1.00 EA	0.00	373.82	12.51	77.26	463.59
<b>FLOOR</b>						
49. Sheathing - plywood - 1/2" CDX	32.00 SF	0.00	1.98	1.71	13.02	78.09
50. Floor leveling cement - Average	44.10 SF	0.00	3.86	3.33	34.70	208.26
51. Tile floor covering	44.10 SF	0.00	16.29	14.55	146.60	879.54
52. Grout sealer	44.10 SF	0.00	2.18	0.50	19.32	115.96
<b>GENERAL</b>						
53. Final cleaning - construction - Residential	65.14 SF	0.00	0.33	0.00	4.30	25.80
Totals: Master Bath				164.58	1,321.76	7,930.42
Total: Level 2				<b>164.58</b>	<b>1,321.76</b>	<b>7,930.42</b>

**General**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
54. Residential Supervision / Project Management - per hour	10.00 HR	0.00	68.60	0.00	137.20	823.20
<p>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.</p> <p>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.</p> <p>This is a direct cost to this project; therefore it is NOT INCLUDED in O&amp;P</p>						
55. Plastic contractor debris bag	8.00 EA	0.83	0.00	0.40	1.40	8.44
56. Haul debris - per pickup truck load - including dump fees	1.00 EA	152.00	0.00	0.00	30.40	182.40
Totals: General				0.40	169.00	1,014.04

**Labor Minimums Applied**

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

**CONTINUED - Labor Minimums Applied**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
57. Carpet labor minimum	1.00 EA	0.00	16.50	0.00	3.30	19.80
58. Insulation labor minimum	1.00 EA	0.00	58.13	0.00	11.62	69.75
59. Framing labor minimum	1.00 EA	0.00	180.28	0.00	36.06	216.34
Totals: Labor Minimums Applied				0.00	50.98	305.89
<b>Line Item Totals: 2025-03-17-2009-1</b>				<b>400.03</b>	<b>3,691.34</b>	<b>22,147.50</b>

**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	18,056.13
Material Sales Tax	400.03
Subtotal	18,456.16
Overhead	1,845.67
Profit	1,845.67
<b>Replacement Cost Value</b>	<b>\$22,147.50</b>
<b>Net Claim</b>	<b>\$22,147.50</b>

---

#### 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.”

