
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-SUP2

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:

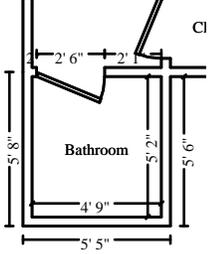
Our opinion as to the building damage assumes a specific scope and methodology of repairs. Any deviation in scope, methods or conditions, may have a reciprocal effect on this opinion. If this should occur, we reserve the right to review such changes and modify our opinion accordingly.

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-SUP2

Main Level



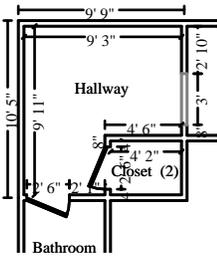
Bathroom

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	

Door **2' 6" X 6' 8"** **Opens into HALLWAY**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
TRIM						
WALLS & CEILING						
PLUMBING						
ACCESSORIES						
FLOOR						
GENERAL						
Totals: Bathroom				0.00	0.00	0.00

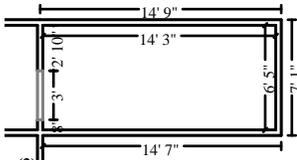


Hallway

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**



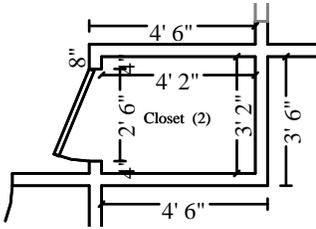
Subroom: Offset (1)

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**

CONTINUED - Hallway



Subroom: Closet (2)

Height: 8'

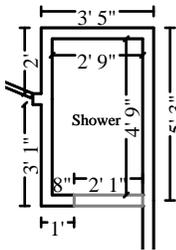
100.67 SF Walls	13.19 SF Ceiling
113.86 SF Walls & Ceiling	13.19 SF Floor
1.47 SY Flooring	12.17 LF Floor Perimeter
14.67 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into HALLWAY**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP						
TRIM						
WALLS						
GENERAL						

Totals: Hallway 0.00 0.00 0.00

Level 2



Shower

Height: 8'

106.11 SF Walls	13.06 SF Ceiling
119.17 SF Walls & Ceiling	13.06 SF Floor
1.45 SY Flooring	12.92 LF Floor Perimeter
15.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **2' 1" X 6' 8"** **Opens into MASTER_BATH**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
WALLS						
1. R&R Tile shower - 101 to 120 SF	1.00 EA	251.01	3,937.37	52.57	848.20	5,089.15
2. R&R 1/2" foam backer board - wall - sealed with thinset	106.11 SF	1.03	7.78	32.85	193.54	1,161.22
3. Additional charge to tile a wall niche	1.00 EA	0.00	343.18	1.94	69.02	414.14
4. Seal grout on tile wall	106.11 SF	0.00	2.37	1.21	50.54	303.23
PLUMBING						
5. Floor drain - tub/shower - metal/plastic	1.00 EA	0.00	53.15	0.60	10.76	64.51
6. R&R Shower faucet	1.00 EA	20.58	267.80	7.80	59.24	355.42
FLOOR						
7. R&R Tile floor covering	13.06 SF	2.74	16.29	4.31	50.58	303.42

CONTINUED - Shower

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
8. Floor leveling cement - Heavy	13.06 SF	0.00	4.81	1.48	12.86	77.16
Totals: Shower				102.76	1,294.74	7,768.25
Total: Level 2				102.76	1,294.74	7,768.25
Line Item Totals: 2025-03-17-2009-SUP2				102.76	1,294.74	7,768.25

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	6,370.75
Material Sales Tax	102.76
Subtotal	6,473.51
Overhead	647.37
Profit	647.37
Replacement Cost Value	\$7,768.25
Net Claim	\$7,768.25

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.”

