

DETAILED LINE-ITEM ESTIMATE

Project Information

- **Property:** 1234 Oak Ridge Drive, Springfield, IL 62701
- **Claim #:** 2024-WTR-789456
- **Date:** March 15, 2024
- **Estimator:** John Smith / Premier Restoration / License #IL-2024-12345
- **Software:** Xactimate X1
- **Price List:** February 2024 - ILSP (Illinois Springfield)
- **Estimate Type:** Replacement Cost Value (RCV)

ESTIMATE SUMMARY

Category	Line Items	RCV Amount	Depreciation	ACV Amount	% of Total
Mobilization	3	\$2,450	\$0	\$2,450	2.8%
Demolition	8	\$3,875	\$0	\$3,875	4.4%
Water Mitigation	6	\$3,250	\$0	\$3,250	3.7%
Temporary Protection	4	\$1,850	\$0	\$1,850	2.1%
Structure	12	\$8,945	\$450	\$8,495	10.1%
Roofing	9	\$12,350	\$1,850	\$10,500	14.0%
Exterior	7	\$6,725	\$675	\$6,050	7.6%
Interior	15	\$11,450	\$850	\$10,600	13.0%
Electrical	8	\$3,950	\$395	\$3,555	4.5%
Plumbing	6	\$2,850	\$285	\$2,565	3.2%
HVAC	5	\$3,450	\$515	\$2,935	3.9%
Insulation	4	\$2,150	\$0	\$2,150	2.4%
Drywall	8	\$5,875	\$0	\$5,875	6.6%
Painting	6	\$3,250	\$325	\$2,925	3.7%
Flooring	9	\$7,850	\$1,175	\$6,675	8.9%
Cleaning	5	\$1,950	\$0	\$1,950	2.2%
Permits & Fees	4	\$2,150	\$0	\$2,150	2.4%
Equipment Rental	6	\$3,850	\$0	\$3,850	4.4%

Subtotal: \$88,170

General Conditions (10%): \$8,817

Overhead (10%): \$9,699

Profit (10%): \$10,669

Total RCV: \$117,355

Total Depreciation: \$6,520

Total ACV: \$110,835

Less Deductible: (\$2,500)

Net Claim (ACV): \$108,335

Recoverable Depreciation: \$6,520

DETAILED LINE ITEMS

MOBILIZATION & SETUP

Line	Code	Description	Qty	Unit	Unit Price	Total	Tax	Deprec
1	MOB001	Mobilization - bring equipment/crew to site	1	LS	\$850.00	\$850.00	N	N
2	MOB002	Establish temporary utilities	1	LS	\$650.00	\$650.00	N	N
3	MOB003	Site setup and safety equipment	1	LS	\$450.00	\$450.00	Y	N
4	MOB004	Demobilization - remove equipment	1	LS	\$500.00	\$500.00	N	N

Subtotal Mobilization: \$2,450.00

DEMOLITION & DEBRIS REMOVAL

Line	Code	Description	Qty	Unit	Unit Price	Total	Tax	Deprec
5	DEM001	Remove water damaged drywall - walls	1,250	SF	\$0.48	\$600.00	N	N
6	DEM002	Remove water damaged drywall - ceiling	450	SF	\$0.65	\$292.50	N	N
7	DEM003	Remove carpet and pad	850	SF	\$0.38	\$323.00	N	N
8	DEM004	Remove vinyl flooring	225	SF	\$0.85	\$191.25	N	N
9	DEM005	Remove damaged insulation - walls	1,250	SF	\$0.58	\$725.00	N	N
10	DEM006	Remove damaged insulation - ceiling	450	SF	\$0.68	\$306.00	N	N
11	HAU001	Load and haul debris - 30 yard container	2	EA	\$550.00	\$1,100.00	N	N
12	DMP001	Landfill/dump fees	8	TON	\$42.00	\$336.00	Y	N

Subtotal Demolition: \$3,873.75

WATER MITIGATION & DRYING

Line	Code	Description	Qty	Unit	Unit Price	Total	Tax	Deprec
13	WTR001	Water extraction - pump and extract	1,450	SF	\$0.38	\$551.00	N	N
14	WTR002	Dehumidifier - per day (50 pint)	6	DAY	\$85.00	\$510.00	Y	N
15	WTR003	Air mover - per day	12	DAY	\$35.00	\$420.00	Y	N
16	WTR004	Apply anti-microbial agent	1,450	SF	\$0.48	\$696.00	N	N
17	WTR005	HEPA air scrubber - per day	6	DAY	\$125.00	\$750.00	Y	N
18	WTR006	Moisture monitoring and documentation	3	EA	\$108.00	\$324.00	N	N

Subtotal Mitigation: \$3,251.00

STRUCTURAL REPAIRS

Line	Code	Description	Qty	Unit	Unit Price	Total	Tax	Deprec
23	FRM001	2x4x8 SPF wall studs - pressure treated	45	EA	\$12.85	\$578.25	Y	5%
24	FRM002	2x4x10 SPF bottom plate - PT	18	EA	\$18.50	\$333.00	Y	5%
25	FRM003	2x6x10 SPF header	8	EA	\$28.75	\$230.00	Y	5%
26	FRM004	3/4" T&G OSB subfloor	225	SF	\$2.95	\$663.75	Y	8%
27	FRM005	Sister 2x10 floor joists	12	EA	\$125.00	\$1,500.00	N	5%
28	FRM006	Joist hangers	24	EA	\$8.50	\$204.00	Y	0%

Subtotal Structure: \$3,509.00

NOTES AND CLARIFICATIONS

- 1. **Water Source:** Supply line failure in second-floor bathroom on 02/28/2024
- 2. **Affected Areas:** Master bedroom, hallway, living room ceiling, and partial kitchen
- 3. **Category:** Category 2 water (grey water) per IICRC S500 standards
- 4. **Response Time:** Mitigation began within 4 hours of discovery
- 5. **Code Upgrades:** Electrical upgrades required per 2020 NEC code
- 6. **Matching:** Flooring replacement includes hallway for continuous match
- 7. **Contents:** Separate contents claim to be submitted
- 8. **ALE:** Additional Living Expenses claim pending

CERTIFICATION

I certify that this estimate represents the actual and necessary costs to restore the property to pre-loss condition, following industry standards and local building codes.

Estimator: John Smith

Certification #: IICRC WRT, ASD

Date: March 15, 2024

Contact: (555) 123-4567

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