Insured:

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Scoped Estimating

Property:	Sample Estimate Dallas, TX 75220		E-mail:	support@scopedestimating.com
Claim Number:	Policy Numb	er:	Туре	of Loss: <none></none>
Date of Loss:		Date Received:		
Date Inspected:		Date Entered:	6/14/2020 2:48 PM	
Price List:	TXDF8X_JUN20			
	Restoration/Service/Remodel			
Estimate:	2020-06-14-1348			
This estimate has bee	en prepared on behalf of Scoped Estimat	ing by Scoped Est	imating.	
Agent: Scoped Estim	ating			

Home: (111) 111-1111

Age Email: support@scopedestimating.com Phone: (111) 111-1111

Please see the attached estimate of repairs for your property. Please note this estimate reflects the extent of known repairs listed in the reports provided to Scoped Estimating for Sample Estimate. We do not guarantee that these are the only repairs that are required at the property listed. This estimate is intended to be a reflection of the average amount a contractor would charge for the information requested.

All of the pricing included in the estimate is provided from xactimate directly. We always use the most up to date price list for the exact property address. All pricing data is based on the average hourly rates and material cost for your area.

Xactware's Pricing Data

In a free-market economy, prices for construction material and labor vary, often significantly among suppliers and contractors within the same city. This creates a strong need in the insurance restoration industry for comprehensive and independently researched and validated pricing information. This is exactly what Xactware provides.

Xactware's Pricing Data Service Team reports cost information based on actual prices and transactions (completed bids) that have occurred recently in your area. This information is invaluable to estimators who need to reference current, local prices that are based neither on the highest nor the lowest price in their market.

Xactware currently researches and reports on structural repair and cleaning cost information for more than 500 geographic regions on three continents. Each of these databases of costs is fully researched, validated, and supported by Xactware's in-house team of professionals.

As a result, Xactware's published cost information has become the most widely used pricing data in the industry.

With this pricing data, you'll be able to:

- Get continuous, comprehensive, up-to-date, and reliable pricing information.
- Significantly reduce the amount of time that it takes to research and/or negotiate pricing for individual items.



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2020-06-14-1348

Ele	Electrical						
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL	
1. R&R Bathroom ventilation fan	1.00 EA		13.85	91.86	4.34	110.05	
Per report, ventilation fan in hall bathr	oom not functioning a	nd requires repla	cement.				
2. R&R Outlet or switch cover	6.00 EA		0.49	2.64	0.30	19.08	
Per report, outlet/switch covers damage -2 in master bedroom -1 in guest bedroom -2 in kitchen -1 in laundry room	ed in multiple rooms a	nd require replac	eement.				
3. R&R Smoke detector	2.00 EA		8.73	50.74	3.41	122.35	
Per report, home is missing 2 smoke de	tectors. If any addition	nal smoke detecto	rs are needed, toto	al per smoke detector	is \$61.17.		
4. R&R Exterior outlet or switch cover	1.00 EA		0.49	9.02	0.58	10.09	
Per report, exterior outlet cover on real	r side of home damage	ed and requires re	eplacement.				
5. R&R Ground fault interrupter (GFI) outlet	2.00 EA		3.96	28.74	2.50	67.90	
Per report, hall bathroom requires inst	allation of 2 GFI outle	ets.					
6. Electrical Labor Minimum	1.00 EA		0.00	54.85	0.00	54.85	
Totals: Electrical					11.13	384.32	

Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
7. R&R Exterior faucet / hose bibb	1.00 EA		10.73	62.76	0.57	74.06
Per report, exterior hose bibb on front of h	ome damaged and	requires replace	ment.			
8. R&R Sink sprayer attachment - side pull - High grade	1.00 EA		6.01	125.73	7.84	139.58
Per report, side sprayer attachment in kitch	hen no longer funct	tioning. Those un	its cannot be repai	ired and requires repl	acement.	
9. R&R Garbage disposer	1.00 EA		19.68	239.36	10.64	269.68
Per report, garbage disposer in kitchen not	functioning and r	equires replacem	ent.			
10. Toilet tank repair kit - interior components	1.00 EA		0.00	67.83	1.98	69.81
Per report, toilet tank components in hall b	athroom not functi	oning properly.				
11. R&R Washing machine outlet box with valves	1.00 EA		21.47	231.26	2.58	255.31
Per report, current washing machine outlet	t box has multiple o	cracks and requir	es replacement.			

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CONTINUED - Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
12. Detach & Reset Washer/Washing Machine - Front-loading	1.00 EA	29.60	0.00	0.00	0.00	29.60
To detach and reset to allow for installation	n of new washing r	nachine outlet bo	х.			
Totals: Plumbing					23.61	838.04
HVA	C					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	ТАХ	TOTAL
13. Furnace - check, clean, replace filters and service	1.00 EA		0.00	127.59	0.48	128.07
Per report, cleaning of furnace unit along	with cleaning of du	ucts warranted.				
14. Clean ductwork - per Room	8.00 EA		0.00	26.71	0.07	213.75
Per report, cleaning of furnace unit along room, kitchen, and dining room.	with cleaning of du	ects warranted. 8	rooms in total. Ro	ooms include 3 bedr	ooms, 2 bathrooms,	living
15. Heat/AC register - Mechanically attached	1.00 EA		0.00	20.71	0.74	21.43
Per report, missing registers in home. Exa for each additional missing register in hon		was not clarified.	Current estimate	reflects one missing	g register with cost l	peing \$21.45
16. R&R Cold air return cover - Large	1.00 EA		4.95	29.92	1.30	36.17
Per report, current cold air return cover d	amaged and requir	es replacement.				
17. Comb/straighten a/c cond. fins - w/trip charge - Large	1.00 EA		0.00	198.27	0.00	198.27
Per report, fins on exterior HVAC unit dan	naged and require	combing.				
 Heat, Vent, & Air Conditioning Labor Minimum 	1.00 EA		0.00	85.38	0.00	85.38
Totals: HVAC					2.59	683.09
Roof/	Gutters					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
19. Remove Laminated - comp. shingle rfg (per SHINGLE)	14.00 EA		5.95	0.00	0.00	83.30
Two separate repairs. 8 shingles for missing the second second second second second second second second second	ng or damaged shir	ngles on left facing	g slope. 6 shingles	to properly install	split boot around m	eter mast.
20. Laminated - comp. shingle rfg (per SHINGLE)	14.00 EA		0.00	13.84	2.33	196.09
Two separate repairs. 8 shingles for missin	ng or damaged shir	ngles on left facing	g slope. 6 shingles	to properly install	split boot around m	eter mast.
21. R&R Rain cap - 4" to 5"	2.00 EA		3.93	30.85	2.56	72.12
Per report, both HVAC caps on roof had n)20-06-14-1348	ninor hail damage d	and requires repl	acement.		6/22/2020	Page

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CONTINUED - Roof/Gutters

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
22. R&R Flashing - pipe jack - split boot	1.00 EA		5.54	69.71	3.22	78.47
Per report, split boot around meter mast of	on rear of home show	ws wear and tear	and requires repla	acement.		
23. Gutter guard/screen	12.00 LF		0.00	2.88	1.15	35.71
Per report, gutters on front elevation of he	ome missing 12' of g	utter guards.				
24. Gutter / downspout - Detach & reset	6.00 LF		0.00	3.43	0.00	20.58
Per report, a 6' section of downspout exte requires replacement, approximate cost w		ion next to exterio	or HVAC unit war	rants removal and rei	nstallation. If 6' s	ection
25. R&R Gutter / downspout - aluminum - up to 5"	15.00 LF		0.39	5.51	3.17	91.67
Per report, three 5' extensions on front of	home crimped and i	no longer drainin	g water. 15' total o	of downspout to be rep	placed.	
26. Roofing and Gutter Labor Minimum	1.00 EA		0.00	289.46	0.00	289.46
Totals: Roof/Gutters					12.43	867.40

Windows/Doors						
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
27. R&R Window screen, 1 - 9 SF	2.00 EA		2.97	35.30	5.17	81.71
Per report, 2 window screens on left side	e of home damaged of	r missing.				
28. Window Labor Minimum	1.00 EA		0.00	188.86	0.00	188.86
Totals: Windows/Doors					5.17	270.57

Pain	ting					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
29. Prime & paint cold air return (cover)	1.00 EA		0.00	17.08	0.36	17.44
Painting of new cold air return cover requ	uired.					
30. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA		0.00	31.40	0.33	31.73
Per report, front door and trim require po	uinting due to the cu	rrent condition. N	Masking is include	d in this item.		
31. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	37.07	0.55	37.62
Per report, front door and trim require pa	uinting due to the cu	rrent condition. N	Masking is include	d in this item.		
32. Door lockset & deadbolt - exterior - Detach & reset	1.00 EA		0.00	22.99	0.00	22.99
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CONTINUED - Painting

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
To detach and reset lockset prior to paint	ing and after paintin	g.				
33. Painting Labor Minimum	1.00 EA		0.00	159.17	0.00	159.17
Totals: Painting					1.24	268.95
Fenc	ing/Landscaping					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
34. R&R Wood gate 5'- 6' high - treated	3.00 LF		4.93	39.92	3.75	138.30
Per report, 3' wooden gate on left side of	home damaged and	warrants replace	ement.			
35. R&R Wood fence slat 5' - 6' high - treated	6.00 EA		1.02	4.79	1.06	35.92
Per report, 6 damaged or missing fence s	lats found on the pro	perty. If any add	litional slats are fo	und damaged, total co	ost per single slat	is \$5.99.
36. General Laborer - per hour	2.00 HR		0.00	36.01	0.00	72.02
Per report, address numbers on home are	either partially or v	wholly obscured l	by tree branches. T	wo labor hours to trin	n tree and remov	e debris.
37. R&R Sprinkler head - fixed spray -4" plastic pop-up	3.00 EA		5.90	24.03	0.88	90.67
Per report, 3 damaged or missing sprinkl	er heads on property					
38. Fencing and Landscaping Labor Minimum	53.99 EA		0.00	0.00	0.00	0.00
Totals: Fencing/Landscaping					5.69	336.91

	Miscellaneous						
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL	
39. Bowling alley - per lane	1.00 EA		0.00	42,160.00	3,300.00	45,460.00	
Per report of very specialty items,	even uncommon items like I	Dumbwaiters or	Bowling Alley lane	es can be included.			
40. R&R Dumbwaiter - two story motorized	- 1.00 EA		364.34	10,173.08	565.13	11,102.55	
Per report of very specialty items,	even uncommon items like I	Dumbwaiters or	Bowling Alley lane	es can be included.			
41. Allowance for Shed	1.00 EA		0.00	500.00	0.00	500.00	
\$500 allowance, as agreed upon by	v both parties, for non-struc	ctural damage to	metal shed in back	kyard.			
Totals: Miscellaneous					3,865.13	57,062.55	
Line Item Totals: 2020-06-14-134	18				3,926.99	60,711.83	

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Summary for Dwelling

Line Item Total	56,784.84
Material Sales Tax	3,926.99
Replacement Cost Value Net Claim	\$60,711.83 \$60,711.83

FAQ

1) How do you determine the cost of materials and labor?

The estimating software that we use currently researches and reports on structural repair and cleaning cost information for more than 500 geographic regions on three continents. When determining how to price items, the software will gather data (labor and materials cost) from the property address but will also gather data for other cities and/or zip codes in the area. It will use that information to build a pricing list for that city or zip code. The software updates pricing lists at the beginning of each month to ensure the information is as accurate and up to date as possible.

2) What is a Labor Minimum charge?

A labor minimum is the lowest charge a contractor would accept to cover drive time, setup time, materials, and labor. For example, if an estimate shows \$100 in painting repairs are needed but the painter will not complete a job for less than \$200, then an additional \$100 labor minimum charge is required to ensure that repairs can be completed. The labor minimum charge is a way to make sure that even the smallest jobs can still be completed by most of your local contractors.

3) Can you explain how to understand the estimate?

Our estimates are professionally built and organized to make them as informative as possible without making them too complex. When we build our estimates, we separate the items by trade. Being able to see all items associated with electrical or plumbing vs having all the items grouped together makes it much easier to understand. Within those trade groups is where you will see items. Most of the items are self explanatory but you will see "**R&R**" at the beginning of several items. This means "**Remove and Replace.**" To "**R&R**" a lightbulb would simply entail unscrewing the old bulb and installing a new one. This would include the labor and materials associated as well. Below each item you will see a description in italics. It will state the reason that item has been included in the estimate. Some items may be straightforward while others may take several items to address. For example, if a light fixture needs to be replaced our estimate will state to remove and replace a light fixture. However, if there is some water damage to the ceiling that would require a few more items to address those repairs. You would see an item to repair the drywall, texture the drywall, seal the drywall and then paint the ceiling.

4) What do I do if the estimate needs to be changed?

In most cases, our estimates are used as a tool during negotiations to provide you with a more accurate understanding of issues on the specified property and therefore do not require revisions. However, we understand that not every situation is the same and revisions may arise from time to time. If you need an estimate revised please send an email to support@scopedestimating.com. In the subject line include "Revision to Order #xxxxx" so that we may respond to your request sooner. Please note, revisions are used to make adjustments to the current items already included on the estimate. If you are looking to add additional items to the estimate, you may be subject to additional charges.