

# FLACRONAI

## Insurance Inspection Report

### REPORT INFORMATION

Claim Number: CLM-1766510855777      Loss Date: 2025-12-09  
Insured Name: Emily Rodriguez      Loss Type: Mold  
Property Address: 321 Pine Road, Seattle, WA 98101      Report Type: First Report  
Report Date: 12/23/2025

### REPORT CONTENT

Avoid speculation or assumptions. Use bullet points where appropriate.

#### #CRU GROUP TEMPLATE##EXECUTIVE SUMMARY

The Executive Summary provides a concise overview of the loss event, including the cause, extent of damage, recommended repairs, and estimated costs. This section serves as a quick reference for stakeholders.

Loss Event: Slow leak from toilet supply line causing mold growth in master bathroom

Extent of Damage: Visible mold covering approximately 8 sq ft area, affecting drywall, flooring, and potential subfloor

Recommended Repairs: Professional mold testing, containment, removal of moldy materials, inspection and treatment of subfloor, application of antimicrobial treatment, repair of toilet supply line, installation of new drywall, flooring, and baseboard, and recommendation of dehumidifier

Estimated Costs: To be determined based on cost estimate (see Section 7)

#### ##CLAIM INFORMATION

This section contains all relevant information regarding the claim, including claim number, insured name, property address, loss date, loss type, and report type.

Claim Number: CLM-1766510855777

#### Insured Name: Emily Rodriguez

Property Address: 321 Pine Road, Seattle, WA 98101

Loss Date: 2025-12-09

Loss Type: Mold

Report Type: First Report

#### ##PROPERTY DETAILS

This section outlines key details about the property involved in the claim, such as building type, age, size,

number of bedrooms/bathrooms, and construction materials.

Building Type: Condo Unit

Built Year: 2010

Size: 1,200 sq ft

Bedrooms: 2

Bathrooms: 2

Construction Materials: Not specified

#### **##LOSS DESCRIPTION**

This section describes the incident leading to the loss, including the cause, location, and any contributing factors.

The homeowner discovered a musty odor and visible mold growth behind the toilet in the master bathroom. An investigation revealed a slow leak from the toilet supply line that had gone unnoticed for an extended period.

#### **##SCOPE OF DAMAGE**

This section outlines the areas of the property affected by the loss, including specific rooms, systems, and components.

##### **Master Bathroom:**

Visible mold growth on drywall behind toilet and along base of wall

Water damage to flooring

Potential compromise to subfloor

Approximately 8 sq ft area affected

#### **##DAMAGE ASSESSMENT**

This section provides a detailed analysis of the observed damage, including photographs, measurements, and descriptions.

##### **Damage Assessment:**

Mold growth visible on drywall behind toilet and along base of wall

Flooring shows signs of water damage

Subfloor potentially compromised due to prolonged exposure to moisture

#### **##COST ESTIMATE (if applicable)**

This section includes a detailed breakdown of the estimated costs associated with repairing the damage, including labor, materials, and equipment rental.

##### **Cost Estimate:**

Professional mold testing: \$300

Containment materials: \$200

Removal and disposal of moldy materials: \$1,500

Inspection and treatment of subfloor: \$800

Application of antimicrobial treatment: \$500

Repair of toilet supply line: \$300

Installation of new drywall, flooring, and baseboard: \$4,000

Dehumidifier recommendation: N/A

Total Estimated Cost: \$7,600

#### **##RECOMMENDATIONS**

This section offers guidance on how to proceed with the claim, including recommended contractors, repair methods, and preventative measures.

### **Recommendations:**

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- Conduct professional mold testing to identify species
- Contain affected area to prevent spore spread
- Remove and dispose of moldy drywall and flooring
- Inspect and treat subfloor
- Apply antimicrobial treatment to affected areas
- Repair toilet supply line
- Install new drywall, flooring, and baseboard
- Recommend dehumidifier for bathroom to prevent future growth

### **##CONCLUSION**

The Conclusion summarizes the key findings of the report and emphasizes the importance of prompt action to mitigate further damage and ensure proper repairs.

In conclusion, this report documents a mold loss resulting from a slow leak from the toilet supply line in the master bathroom of Emily Rodriguez's condo unit at 321 Pine Road, Seattle, WA 98101. The visible mold growth covers approximately 8 sq ft