

Insurance Damage Estimate

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Total Project Cost: USD 1,891.00

Estimate reasoning

Image shows water and microbial damage on the wall directly behind a residential toilet, with paint failure, staining, and visible growth. Scope includes: controlled demolition of a small drywall section and baseboard; mold remediation steps (containment, HEPA, antimicrobial); structural drying (dehumidifier, air movers); plumbing-related access and minor replacement of suspect components; and build-back with moisture-resistant drywall, texture, trim, and paint. Pricing reflects small-bathroom quantities and typical residential restoration rates plus 10% overhead and 10% profit and approximate sales tax on materials.

Future actions

- Perform source-trace: pressure-test toilet supply and inspect tank condensation; confirm no hidden leaks in wall.
- Monitor drying logs for 3 days; extend equipment if moisture not at goal.
- If additional concealed damage is discovered when opening wall, submit supplemental with photos and moisture readings.
- Obtain homeowner paint color approval prior to finishing.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Moisture inspection and mapping with meter/photos – bathroom	1	EA	USD 85.00	USD 0.00	USD 85.00	Mitigation
	Containment setup (poly, tape, zipper) – small area	1	EA	USD 75.00	USD 0.00	USD 75.00	Mitigation
	HEPA air scrubber rental	3	DAY	USD 100.00	USD 0.00	USD 300.00	Mitigation
	LGR dehumidifier rental	3	DAY	USD 75.00	USD 0.00	USD 225.00	Mitigation
	Air mover rental (2 units)	6	DAY	USD 25.00	USD 0.00	USD 150.00	Mitigation
	PPE and consumables (gloves, respirators, bags)	3	DAY	USD 20.00	USD 0.00	USD 60.00	Mitigation
	Remove water-damaged baseboard	4	LF	USD 4.00	USD 0.00	USD 16.00	Demolition
	Remove water-damaged drywall (behind toilet)	8	SF	USD 3.00	USD 0.00	USD 24.00	Demolition
	Bagging and disposal of contaminated materials	1	EA	USD 25.00	USD 0.00	USD 25.00	Mitigation
	HEPA vacuuming of affected area	30	SF	USD 0.75	USD 0.00	USD 22.50	Mitigation
	Apply EPA-registered antimicrobial to exposed framing and adjacent surfaces	30	SF	USD 1.25	USD 0.00	USD 37.50	Mitigation
	Install 1/2" moisture-resistant drywall (green board)	8	SF	USD 6.00	USD 0.00	USD 48.00	Build-back
	Tape, float, and texture drywall patch	8	SF	USD 3.00	USD 0.00	USD 24.00	Build-back
	Prime and paint affected wall area (spot repair, color match)	30	SF	USD 2.50	USD 0.00	USD 75.00	Painting
	Install new baseboard (MDF 3-1/4")	4	LF	USD 6.00	USD 0.00	USD 24.00	Finish Carpe
	Caulk and paint new baseboard	4	LF	USD 2.00	USD 0.00	USD 8.00	Painting
	Detach and reset existing toilet for wall access	1	EA	USD 150.00	USD 0.00	USD 150.00	Plumbing
	Replace toilet supply line and angle stop	1	EA	USD 85.00	USD 0.00	USD 85.00	Plumbing

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Replace escutcheon at toilet supply	1	EA	USD 10.00	USD 0.00	USD 10.00	Plumbing
	Final cleaning and disinfecting of bathroom work area	1	EA	USD 35.00	USD 0.00	USD 35.00	Cleaning
	Equipment delivery and pickup (mitigation)	1	EA	USD 60.00	USD 0.00	USD 60.00	Mitigation

Appendix: Item Details

1 — Moisture inspection and mapping with meter/photos – bathroom

Initial visit, document conditions, moisture readings.

Tags: water, assessment, bathroom | Source: file: image_1.jpg, page: 1

2 — Containment setup (poly, tape, zipper) – small area

Isolate workspace around toilet wall to control spores/dust.

Tags: containment, mold | Source: file: image_1.jpg, page: 1

3 — HEPA air scrubber rental

Set, monitor, and run 3 days during remediation.

Tags: equipment, air_scrubber | Source: file: image_1.jpg, page: 1

4 — LGR dehumidifier rental

Set, monitor, and run 3 days for drying.

Tags: equipment, dehumidifier | Source: file: image_1.jpg, page: 1

5 — Air mover rental (2 units)

2 units x 3 days.

Tags: equipment, air_movers | Source: file: image_1.jpg, page: 1

6 — PPE and consumables (gloves, respirators, bags)

Daily PPE for mold/water remediation.

Tags: safety, mold | Source: file: image_1.jpg, page: 1

7 — Remove water-damaged baseboard

Careful removal for disposal around toilet wall.

Tags: demo, baseboard | Source: file: image_1.jpg, page: 1

8 — Remove water-damaged drywall (behind toilet)

Cut-out approx. 2' x 4' section with visible microbial growth.

Tags: demo, drywall | Source: file: image_1.jpg, page: 1

9 — Bagging and disposal of contaminated materials

Double-bag and haul off debris.

Tags: disposal | Source: file: image_1.jpg, page: 1

10 — HEPA vacuuming of affected area

Fine particulate removal prior to treatment.

Tags: cleaning, hepa | Source: file: image_1.jpg, page: 1

11 — Apply EPA-registered antimicrobial to exposed framing and adjacent surfaces

Treat after removal and HEPA cleaning.

Tags: antimicrobial, mold | Source: file: image_1.jpg, page: 1

12 — Install 1/2" moisture-resistant drywall (green board)

Patch opening behind toilet.

Tags: drywall, install | Source: file: image_1.jpg, page: 1

13 — Tape, float, and texture drywall patch

Finish to match existing orange peel/smooth texture (as applicable).

Tags: finishing | Source: file: image_1.jpg, page: 1

14 — Prime and paint affected wall area (spot repair, color match)

Primer + two finish coats on repaired area.

Tags: paint, finish | Source: file: image_1.jpg, page: 1

15 — Install new baseboard (MDF 3-1/4")

Replace removed/damaged trim.

Tags: baseboard, install | Source: file: image_1.jpg, page: 1

16 — Caulk and paint new baseboard

Finish to match existing trim color.

Tags: trim, finish | Source: file: image_1.jpg, page: 1

17 — Detach and reset existing toilet for wall access

Shut water, drain, disconnect, remove, and reset with new wax ring as needed.

Tags: toilet, R&R; | Source: file: image_1.jpg, page: 1

18 — Replace toilet supply line and angle stop

Braided supply line and 1/4-turn angle stop; test for leaks.

Tags: supply_line, valve | Source: file: image_1.jpg, page: 1

19 — Replace escutcheon at toilet supply

Trim plate at wall penetration.

Tags: trim | Source: file: image_1.jpg, page: 1

20 — Final cleaning and disinfecting of bathroom work area

Post-construction clean of floor/fixtures within containment.

Tags: final_clean | Source: file: image_1.jpg, page: 1

21 — Equipment delivery and pickup (mitigation)

Mobilization for drying and air filtration equipment.

Tags: logistics | Source: file: image_1.jpg, page: 1