

Insurance Damage Estimate

Version: 1.0 Generated: 2025-08-17T00:00:00Z Currency: USD

Total Project Cost: USD 2,237.50

Estimate reasoning

Routed to water specialist based on bathroom water damage visible in the image (staining near tub/toilet and flooring removed down to slab). Quantities derived from a typical 5x8 residential bathroom (~40 SF floor, ~18 LF base) with drying over 3 days using 1 LGR dehumidifier, 3 air movers, and 1 HEPA scrubber. Scope includes prudent mitigation (disinfection, drying, monitoring) and reasonable repairs to restore finishes: tile floor replacement, baseboard replacement/paint, toilet remove/reset, and caulking. Unit prices reflect mid-market restoration rates.

Future actions

- Verify moisture readings have returned to dry standard before closing mitigation.
- Inspect toilet flange and supply connections to confirm source is corrected; repair plumbing as needed.
- If odors or elevated readings persist, open a supplemental for wall cavity inspection/cuts.
- Confirm final tile selection and update unit pricing if materially different from mid-grade allowance.
- Retain all photos, invoices, and equipment logs for carrier review.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Moisture inspection, mapping, and documentation (fix)	1	EA	USD 125.00	USD 0.00	USD 125.00	mitigation
	Emergency service call/setup (fix)	1	EA	USD 95.00	USD 0.00	USD 95.00	mitigation
	Apply antimicrobial disinfectant to affected hard surfaces (fix)	40	SF	USD 0.60	USD 0.00	USD 24.00	mitigation
	HEPA air scrubber rental (fix)	3	DAY	USD 65.00	USD 0.00	USD 195.00	mitigation
	LGR dehumidifier rental (fix)	3	DAY	USD 70.00	USD 0.00	USD 210.00	mitigation
	Air mover rental (fix)	9	DAY	USD 28.00	USD 0.00	USD 252.00	mitigation
	Equipment setup and takedown (fix)	1	EA	USD 75.00	USD 0.00	USD 75.00	mitigation
	Daily moisture monitoring visit (fix)	2	EA	USD 45.00	USD 0.00	USD 90.00	mitigation
	Water extraction from hard surface (fix)	30	SF	USD 0.60	USD 0.00	USD 18.00	mitigation
	HEPA vacuum and detailed wipe-down of surfaces (fix)	40	SF	USD 0.45	USD 0.00	USD 18.00	mitigation
	Floor prep/skim coat on slab for tile installation (replace)	40	SF	USD 1.25	USD 0.00	USD 50.00	flooring
	Install ceramic/porcelain floor tile 12x12, mid-grade, thinset & grout included (replace)	40	SF	USD 14.50	USD 0.00	USD 580.00	flooring
	Threshold/transition at bathroom entry (replace)	1	EA	USD 25.00	USD 0.00	USD 25.00	flooring
	Toilet remove and reset with new wax ring and supply line (fix)	1	EA	USD 175.00	USD 0.00	USD 175.00	plumbing
	Baseboard 3-1/4" MDF — supply and install (replace)	18	LF	USD 5.50	USD 0.00	USD 99.00	trim
	Caulk top of baseboard (replace)	18	LF	USD 0.50	USD 0.00	USD 9.00	trim

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Paint baseboard – prime and two finish coats (replace)	18	LF	USD 1.25	USD 0.00	USD 22.50	paint
	Silicone caulk at tub/shower perimeter (replace)	10	LF	USD 4.00	USD 0.00	USD 40.00	bathroom
	Debris disposal/haul-off (fix)	1	CY	USD 75.00	USD 0.00	USD 75.00	cleanup
	Final clean of work area (fix)	1	EA	USD 60.00	USD 0.00	USD 60.00	cleanup

Appendix: Item Details

1 — Moisture inspection, mapping, and documentation (fix)

Initial site visit to document water intrusion in bathroom; moisture readings and photo log.

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

2 — Emergency service call/setup (fix)

Mobilization, PPE, site protection for wet bathroom.

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

3 — Apply antimicrobial disinfectant to affected hard surfaces (fix)

Disinfect slab and lower wall/base areas shown visibly soiled.

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

4 — HEPA air scrubber rental (fix)

One HEPA unit for air quality control during drying/cleaning.

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

5 — LGR dehumidifier rental (fix)

One LGR dehumidifier to control humidity during drying.

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

6 — Air mover rental (fix)

Three air movers for three days to dry the bathroom.

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

7 — Equipment setup and takedown (fix)

Placement, balancing, and removal of drying/air filtration equipment.

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

8 — Daily moisture monitoring visit (fix)

Two return visits to record drying progress and adjust equipment.

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

9 — Water extraction from hard surface (fix)

Remove standing water from slab/tile area as applicable.

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

10 — HEPA vacuum and detailed wipe-down of surfaces (fix)

Clean up silt and residue on slab and lower wall areas.

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

11 — Floor prep/skim coat on slab for tile installation (replace)

Skim/patch irregular slab after demo to accept new tile.

Tags: prep, tile | Source: file: image_1.jpg, page: 1

12 — Install ceramic/porcelain floor tile 12x12, mid-grade, thinset & grout included (replace)

Restore bathroom flooring to like kind/quality; layout, cuts, and grout.

Tags: tile, installation | Source: file: image_1.jpg, page: 1

13 — Threshold/transition at bathroom entry (replace)

Install appropriate transition between tile and adjacent flooring.

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

14 — Toilet remove and reset with new wax ring and supply line (fix)

R&R; toilet to allow flooring installation; includes new wax ring/seal.

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

15 — Baseboard 3-1/4" MDF — supply and install (replace)

Install new baseboard where removed/affected.

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

16 — Caulk top of baseboard (replace)

Paintable latex caulk at wall/baseboard joint.

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

17 — Paint baseboard – prime and two finish coats (replace)

Semi-gloss finish to match existing.

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

18 — Silicone caulk at tub/shower perimeter (replace)

Mildew-resistant silicone at tub-to-floor and wall junctions.

Tags: caulk, tub | Source: file: image_1.jpg, page: 1

19 — Debris disposal/haul-off (fix)

Minimum load-out and dump fees for removed materials.

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

20 — Final clean of work area (fix)

Post-construction clean of bathroom surfaces.

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