

Insurance Damage Estimate

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Total Project Cost: USD 852.50

Estimate reasoning

Image shows localized water damage behind a residential toilet: paint failure and drywall deterioration at the lower wall, consistent with a toilet supply/angle-stop leak. Scope includes limited mitigation (monitoring, drying equipment, antimicrobial), plumbing remediation (replace supply line and angle stop; detach/reset toilet for access), selective drywall removal/patch with moisture-resistant board, finishing (tape, texture), and prime/paint to a logical break for uniform appearance. Quantities are sized to the visible affected area with conservative assumptions for a small bathroom alcove.

Future actions

- Verify moisture content returns to dry standard (<16% for wood, <1% for tile grout) prior to closing walls.
- If musty odor persists after drying, perform additional cavity inspection and consider air sampling by an IEP.
- Keep receipts/photos of plumbing parts replaced (supply line and angle stop) to document cause of loss.
- Monitor for any recurring moisture at the toilet connection over the next 1–2 weeks.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	fix - Moisture inspection/mapping and monitoring (2 visits)	2	EA	USD 60.00	USD 0.00	USD 120.00	mitigation
	fix - Air mover rental	2	DAY	USD 28.00	USD 0.00	USD 56.00	equipment
	fix - Dehumidifier rental (LGR or equivalent)	2	DAY	USD 38.00	USD 0.00	USD 76.00	equipment
	fix - Apply antimicrobial to affected substrate	10	SF	USD 1.25	USD 0.00	USD 12.50	mitigation
	fix - Detach and reset toilet for access	1	EA	USD 175.00	USD 0.00	USD 175.00	plumbing
	replace - Toilet braided supply line 3/8"	1	EA	USD 85.00	USD 0.00	USD 85.00	plumbing
	replace - Angle stop (toilet shutoff valve) 3/8"	1	EA	USD 130.00	USD 0.00	USD 130.00	plumbing
	replace - Remove damaged drywall (demo and disposal)	4	SF	USD 6.00	USD 0.00	USD 24.00	drywall
	replace - Install moisture-resistant drywall 1/2"	4	SF	USD 8.00	USD 0.00	USD 32.00	drywall
	fix - Tape and mud drywall seams (2 coats)	8	LF	USD 2.50	USD 0.00	USD 20.00	drywall
	fix - Texture to match (orange peel/heavy)	10	SF	USD 1.50	USD 0.00	USD 15.00	drywall
	fix - Prime repaired wall area	40	SF	USD 0.60	USD 0.00	USD 24.00	painting
	fix - Paint wall (2 coats, color match)	40	SF	USD 1.20	USD 0.00	USD 48.00	painting
	fix - Jobsite protection, cleanup and debris disposal	1	EA	USD 35.00	USD 0.00	USD 35.00	general

Appendix: Item Details

1 — fix - Moisture inspection/mapping and monitoring (2 visits)

Small bathroom water intrusion behind toilet; document initial readings and follow-up.

Tags: water, bathroom, monitoring, residential | Source: file: image_1, page: 1

2 — fix - Air mover rental

1 unit x 2 days for localized wall drying.

Tags: drying, water | Source: file: image_1, page: 1

3 — fix - Dehumidifier rental (LGR or equivalent)

1 unit x 2 days to control humidity during mitigation.

Tags: drying, dehumidifier | Source: file: image_1, page: 1

4 — fix - Apply antimicrobial to affected substrate

Treat exposed drywall cavity and adjacent surfaces after demo.

Tags: antimicrobial, sanitation | Source: file: image_1, page: 1

5 — fix - Detach and reset toilet for access

Turn off water, remove toilet, cap line; reset with new wax ring on completion.

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

6 — replace - Toilet braided supply line 3/8"

Replace suspected leaking flexible connector.

Tags: supply-line, leak-source | Source: file: image_1, page: 1

7 — replace - Angle stop (toilet shutoff valve) 3/8"

Replace aging valve as preventative repair at leak location.

Tags: valve, preventative | Source: file: image_1, page: 1

8 — replace - Remove damaged drywall (demo and disposal)

Cut out approx. 24" high by ~2 ft wide damaged section behind toilet.

Tags: demo, wet-drywall | Source: file: image_1, page: 1

9 — replace - Install moisture-resistant drywall 1/2"

Patch and fasten new MR board to match existing thickness.

Tags: patch, MR-board | Source: file: image_1, page: 1

10 — fix - Tape and mud drywall seams (2 coats)

Finish all joints and fasteners; ready for texture.

Tags: tape, mud | Source: file: image_1, page: 1

11 — fix - Texture to match (orange peel/heavy)

Blend into surrounding wall for uniform finish.

Tags: texture, blend | Source: file: image_1, page: 1

12 — fix - Prime repaired wall area

Seal new texture; includes masking in tight toilet alcove.

Tags: prime, wall | Source: file: image_1, page: 1

13 — fix - Paint wall (2 coats, color match)

Finish paint to nearest break for uniform appearance.

Tags: paint, bathroom | Source: file: image_1, page: 1

14 — fix - Jobsite protection, cleanup and debris disposal

Protect adjacent fixtures/flooring; remove and dispose of construction debris.

Tags: cleanup, disposal | Source: file: image_1, page: 1