

Insurance Damage Estimate

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Total Project Cost: USD 994.36

Estimate reasoning

Photo shows a small residential bathroom with heavy water contamination on the finished floor near the toilet and tub. More than 40% of the flooring surface is affected; full bathroom flooring and underlayment are replaced. Limited lower drywall along the splash zone is removed and replaced, primed, and painted. Mitigation includes containment, antimicrobial, demolition of wet drywall, air movers, dehumidification, contents handling, and debris haul-off. Toilet and vanity connections are detached and reset solely to facilitate flooring replacement.

ID	Item	Qty	Unit	Unit Price	Tax	Total	Category
191	R&R; Vinyl floor covering (sheet goods)	40	USD 3.50	USD 0.00	USD 140.00	Flooring	
192	R&R; Underlayment - 1/4" lauan/mahogany plywood	40	USD 1.51	USD 0.00	USD 60.40	Flooring	
198	Toilet - Detach & reset	1	USD 151.02	USD 0.27	USD 151.29	Plumbing	
201	Apply anti-microbial agent to the surface area	40	USD 0.20	USD 0.08	USD 8.08	Water Mitigation	
202	Seal the surface area w/latex based stain blocker - one coat	20	USD 0.54	USD 0.08	USD 10.88	Drywall & Paint	
200	R&R; 5/8" drywall - hung, taped, floated, ready for paint	20	USD 2.34	USD 0.68	USD 47.48	Drywall & Paint	
203	Paint - two coats	20	USD 0.88	USD 0.00	USD 17.60	Drywall & Paint	
206	Contents - move out then reset	1	USD 50.12	USD 0.00	USD 50.12	General Conditions	
463	Tear out wet drywall, cleanup, bag for disposal	20	USD 0.87	USD 0.22	USD 17.62	Water Mitigation	
458	Air mover (per 24 hour period) - No monitoring	4	USD 25.22	USD 0.00	USD 100.88	Water Mitigation	
459	Dehumidifier (per 24 hour period) - No monitoring	2	USD 55.39	USD 0.00	USD 110.78	Water Mitigation	
462	Haul debris - per pickup truck load - including dump fees	1	USD 111.60	USD 0.00	USD 111.60	Debris Removal	
461	Containment Barrier/Airlock/Decon. Chamber	50	USD 0.60	USD 0.27	USD 30.27	Water Mitigation	
189	R&R; Baseboard - 2 1/4"	12	USD 2.22	USD 0.00	USD 26.64	Finish Carpentry	
190	Paint baseboard - one coat	12	USD 0.57	USD 0.00	USD 6.84	Finish Carpentry	
194	Sink faucet - Detach & reset	1	USD 74.20	USD 0.00	USD 74.20	Plumbing	

ID	Item	Qty	Unit	Unit Price	Tax	Total	Category
195	P-trap assembly - Detach & reset	1	USD 47.28	USD 0.00	USD 47.28	Plumbing	

Appendix: Item Details

191 — R&R; Vinyl floor covering (sheet goods)

Replace contaminated bathroom sheet vinyl due to water intrusion; full bathroom floor assumed 5'x8' (40 SF).

Tags: water, bathroom, flooring, replace | Source: file: KB

192 — R&R; Underlayment - 1/4" lauan/mahogany plywood

Replace water-affected underlayment beneath vinyl in bathroom.

Tags: water, underlayment, replace | Source: file: KB

198 — Toilet - Detach & reset

Remove and reset toilet to facilitate flooring replacement; new wax ring included by trade standard.

Tags: plumbing, detach_reset, bathroom | Source: file: KB

201 — Apply anti-microbial agent to the surface area

Treat affected subfloor and lower wall areas after demolition.

Tags: antimicrobial, mitigation, water | Source: file: KB

202 — Seal the surface area w/latex based stain blocker - one coat

Prime/seal repaired drywall before paint in splash zone.

Tags: sealer, paint_prep, water | Source: file: KB

200 — R&R; 5/8" drywall - hung, taped, floated, ready for paint

Replace lower drywall wicking up to 2' along affected wall sections.

Tags: drywall, replace, water | Source: file: KB

203 — Paint - two coats

Finish paint over repaired drywall areas to uniform appearance.

Tags: paint, finish, repair | Source: file: KB

206 — Contents - move out then reset

Move small bathroom items and protect work area during mitigation and repairs.

Tags: contents, move_reset | Source: file: KB

463 — Tear out wet drywall, cleanup, bag for disposal

Selective demolition of saturated drywall prior to drying.

Tags: demolition, drywall, mitigation | Source: file: KB

458 — Air mover (per 24 hour period) - No monitoring

Two air movers for two days to dry bathroom.

Tags: air_mover, drying | Source: file: KB

459 — Dehumidifier (per 24 hour period) - No monitoring

One LGR dehumidifier for two days for moisture control.

Tags: dehumidifier, drying | Source: file: KB

462 — Haul debris - per pickup truck load - including dump fees

Haul-off of demo debris from bathroom mitigation.

Tags: debris, haul_off | Source: file: KB

461 — Containment Barrier/Airlock/Decon. Chamber

Dust and contamination control for bathroom during mitigation.

Tags: containment, mitigation | Source: file: KB

189 — R&R; Baseboard - 2 1/4"

Replace water-damaged baseboard along affected walls.

Tags: baseboard, replace, water | Source: file: KB

190 — Paint baseboard - one coat

Finish coat after baseboard replacement.

Tags: paint, trim | Source: file: KB

194 — Sink faucet - Detach & reset

Disconnect/reconnect at vanity to access/replace flooring beneath cabinet toe space.

Tags: plumbing, detach_reset, vanity | Source: file: KB

195 — P-trap assembly - Detach & reset

Disconnect/reconnect trap for vanity to facilitate flooring work.

Tags: plumbing, detach_reset | Source: file: KB