

Insurance Damage Estimate

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Total Project Cost: USD 363.25

Estimate reasoning

Observed interior water staining in bathroom is consistent with a failed roof penetration above (pipe boot and/or bath exhaust cap). Less than 40% of the slope is implicated; therefore a localized repair is appropriate per guidelines. Scope includes tear-off and replacement of approx. 1 SQ of laminated shingles, new felt, targeted ice & water membrane, a new lead pipe jack, and replacement of the bath exhaust cap. Quantities are inferred from typical penetration layouts over a standard residential bath.

ID	Item	Qty	Unit	Unit Price	Tax	Total	Category
1	Tear off, haul and dispose of comp. shingles - Laminated	1	USD 52.56	USD 0.00	USD 52.56	Roofing	
2	Laminated - comp. shingle roofing - w/out felt	1	USD 153.11	USD 0.00	USD 153.11	Roofing	
3	Roofing felt - 15 lb.	1	USD 18.00	USD 0.00	USD 18.00	Roofing	
4	Ice & water shield	30	USD 1.02	USD 0.00	USD 30.60	Roofing	
5	Flashing - pipe jack - lead	1	USD 49.36	USD 0.00	USD 49.36	Roofing	
6	R&R; Exhaust cap - through roof - 6" to 8"	1	USD 59.62	USD 0.00	USD 59.62	Roofing	

Appendix: Item Details

1 — Tear off, haul and dispose of comp. shingles - Laminated

Selective removal for localized repair over bathroom to access failed penetration.

Tags: tearoff, disposal | Source: file: internal, page: 1

2 — Laminated - comp. shingle roofing - w/out felt

Install new laminated shingles to patch area; color-match to nearest break.

Tags: shingle, roof | Source: file: internal, page: 1

3 — Roofing felt - 15 lb.

Underlayment for repaired area only.

Tags: felt, underlayment | Source: file: internal, page: 1

4 — Ice & water shield

Self-adhered membrane around penetrations and tie-ins to mitigate future leaks.

Tags: waterproofing, membrane | Source: file: internal, page: 1

5 — Flashing - pipe jack - lead

Replace deteriorated plumbing vent boot with lead jack.

Tags: flashing, lead | Source: file: internal, page: 1

6 — R&R; Exhaust cap - through roof - 6" to 8"

Replace bathroom exhaust roof cap and reconnect duct; includes removal and reset.

Tags: vent, exhaust | Source: file: internal, page: 1