

Insurance Damage Estimate

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Total Project Cost: USD 1,220.00

Estimate reasoning

Specialist: Water. Image 1 shows standing water on the bathroom tile floor at the shower curb/door, consistent with failed silicone bead or grout allowing water to escape. Image 2 shows visible mold and corrosion behind/around a toilet, indicating chronic moisture likely from a leaking wax ring, sweating tank, or deteriorated supply/angle stop. Scope focuses on source control (reset toilet with new seal and supply parts, re-caulk/regROUT shower), limited mold remediation and drying for a small residential bathroom, and restoration of the localized wall section and finishes. Equipment durations are minimal (2 days) reflecting small affected area. Quantities are conservative based on what is visible: about 8 SF drywall replacement behind the toilet, localized tile/grout work near the shower, and standard disinfecting/HEPA cleaning.

Future actions

- Perform a shower curb/pan and door leak test after caulk cures; monitor for recurring moisture.
- Recheck moisture readings 48–72 hours after completion to confirm dry standard.
- If the home was built before the early 1990s, perform lead/asbestos screening before additional demolition.
- Keep all photos, meter readings, and plumber invoices with the claim file.
- If mold staining persists beyond the replaced area, expand drywall replacement to the next stud bay and repaint accordingly.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Moisture inspection and mapping - fix	1	EA	USD 95.00	USD 0.00	USD 95.00	Mitigation
	Temporary containment (poly + zip door) - fix	10	LF	USD 6.00	USD 0.00	USD 60.00	Mitigation
	HEPA air scrubber (negative air) - fix	2	DAY	USD 85.00	USD 0.00	USD 170.00	Mitigation
	Dehumidifier (LGR) - fix	2	DAY	USD 75.00	USD 0.00	USD 150.00	Mitigation
	Protect flooring and mask work area - fix	20	SF	USD 1.20	USD 0.00	USD 24.00	Mitigation
	Antimicrobial treatment on affected surfaces - fix	30	SF	USD 1.50	USD 0.00	USD 45.00	Mitigation
	HEPA vacuum of surfaces - fix	30	SF	USD 1.20	USD 0.00	USD 36.00	Mitigation
	Toilet remove and reset with new wax ring and bolts - fix	1	EA	USD 175.00	USD 0.00	USD 175.00	Plumbing
	Toilet braided supply line - replace	1	EA	USD 25.00	USD 0.00	USD 25.00	Plumbing
	Toilet angle stop (shutoff valve) - replace	1	EA	USD 65.00	USD 0.00	USD 65.00	Plumbing
	Drywall 1/2 in at back of toilet (cut out, install, tape/texture) - replace	8	SF	USD 12.00	USD 0.00	USD 96.00	Drywall/Fram
	Prime repaired wall with stain-blocking sealer - fix	20	SF	USD 0.80	USD 0.00	USD 16.00	Painting
	Paint bathroom wall - two coats to match - fix	20	SF	USD 1.20	USD 0.00	USD 24.00	Painting
	Baseboard 3-1/4 in at repaired wall - replace	4	LF	USD 4.50	USD 0.00	USD 18.00	Finish Carpe
	Shower curb/door perimeter silicone caulk - fix	6	LF	USD 6.00	USD 0.00	USD 36.00	Tile
	RegROUT tile floor at wet area - fix	10	SF	USD 7.00	USD 0.00	USD 70.00	Tile
	Seal grout in repaired/cleaned area - fix	20	SF	USD 1.25	USD 0.00	USD 25.00	Tile
	Debris bagging and haul-off - fix	1	EA	USD 45.00	USD 0.00	USD 45.00	Mitigation

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Final moisture verification and documentation - fix	1	EA	USD 45.00	USD 0.00	USD 45.00	Mitigation

Appendix: Item Details

1 — Moisture inspection and mapping - fix

Onsite assessment with moisture meter; photos and notes for claim file.

Tags: water, bathroom, inspection

2 — Temporary containment (poly + zip door) - fix

Isolate small bath to control dust/mold during work.

Tags: containment

3 — HEPA air scrubber (negative air) - fix

Run during mold cleaning and drywall work.

Tags: equipment, mold

4 — Dehumidifier (LGR) - fix

Drying of wet floor and wall cavity.

Tags: equipment, drying

5 — Protect flooring and mask work area - fix

Plastic and tape to protect unaffected finishes.

Tags: site_protection

6 — Antimicrobial treatment on affected surfaces - fix

Apply EPA-registered disinfectant to floor and wall areas.

Tags: mold, cleaning

7 — HEPA vacuum of surfaces - fix

HEPA vacuum prior to and after antimicrobial treatment.

Tags: mold, cleaning

8 — Toilet remove and reset with new wax ring and bolts - fix

Required to access and repair wall; addresses potential leak at seal.

Tags: toilet, reset

9 — Toilet braided supply line - replace

New 3/8" x 7/8" braided connector to mitigate future leaks.

Tags: supply_line

10 — Toilet angle stop (shutoff valve) - replace

Replace corroded valve at toilet.

Tags: valve

11 — Drywall 1/2 in at back of toilet (cut out, install, tape/texture) - replace

Approx. 2 ft flood cut over 4 LF; includes disposal and blending texture.

Tags: drywall, mold_area

12 — Prime repaired wall with stain-blocking sealer - fix

Seal new drywall and adjacent stained areas.

Tags: primer

13 — Paint bathroom wall - two coats to match - fix

Blend into surrounding wall for uniform finish.

Tags: paint

14 — Baseboard 3-1/4 in at repaired wall - replace

Includes cut, install, nail set, and caulk.

Tags: baseboard

15 — Shower curb/door perimeter silicone caulk - fix

Remove failed bead and recaulk at curb and verticals.

Tags: shower, caulk

16 — RegROUT tile floor at wet area - fix

Rake loose grout and regROUT localized 10 SF around shower.

Tags: floor, grout

17 — Seal grout in repaired/cleaned area - fix

Penetrating sealer at bathroom floor including regROUTed area.

Tags: sealer

18 — Debris bagging and haul-off - fix

Includes transport and disposal fees for removed materials.

Tags: debris

19 — Final moisture verification and documentation - fix

Post-dryout moisture readings and photo report.

Tags: verification