

# Insurance Damage Estimate

Version: 1.0    Generated: 2025-08-18T00:00:00Z    Currency: USD

**Total Project Cost:** USD 2,352.17

## Estimate reasoning

Scope addresses water intrusion through damaged roof sections and resultant bathroom water damage. Roofing line items are replaced where materials are missing/compromised; interior finishes are selectively removed and replaced with MR drywall, finished, primed, and painted. Toilet is reset with new seal for access and sanitary reconnection. Quantities are based on visible affected areas: approximately 7 SQ of roofing repair, 20 SF of lower-wall drywall replacement, 40 SF of paint/prime blending, and 60 SF antimicrobial treatment including subfloor/tub side.

| ID              | Item   | Qty | Unit          | Unit Price | Tax           | Total      | Category |
|-----------------|--|-----|---------------|------------|---------------|------------|----------|
| RF<br>G-0<br>01 | Tear off, haul and dispose of comp. shingles - Laminated | 7   | USD<br>52.56  | USD 0.00   | USD<br>367.92 | Roofing    |          |
| RF<br>G-0<br>02 | Laminated - comp. shingle roofing - w/out felt           | 7   | USD<br>153.11 | USD 0.00   | USD 1,071.77  | Roofing    |          |
| RF<br>G-0<br>03 | Roofing felt - 15 lb.                                    | 7   | USD<br>18.00  | USD 0.00   | USD<br>126.00 | Roofing    |          |
| RF<br>G-0<br>04 | Ice & water shield                                       | 120 | USD<br>1.02   | USD 0.00   | USD<br>122.40 | Roofing    |          |
| RF<br>G-0<br>05 | Continuous ridge vent - shingle-over style               | 20  | USD<br>5.37   | USD 0.00   | USD<br>107.40 | Roofing    |          |
| RF<br>G-0<br>06 | Ridge cap - composition shingles                         | 20  | USD<br>3.19   | USD 0.00   | USD<br>63.80  | Roofing    |          |
| RF<br>G-0<br>07 | Flashing - pipe jack                                     | 2   | USD<br>20.85  | USD 0.00   | USD<br>41.70  | Roofing    |          |
| INT-<br>001     | R&R; Toilet  | 1   | USD<br>541.53 | USD 19.65  | USD<br>561.18 | Plumbing   |          |
| INT-<br>002     | Drywall remove (damaged up to 2 ft)                      | 20  | USD<br>2.25   | USD 0.00   | USD<br>45.00  | Demolition |          |
| INT-<br>003     | Drywall install MR 1/2"                                  | 20  | USD<br>3.00   | USD 0.00   | USD<br>60.00  | Drywall    |          |
| INT-<br>004     | Tape & float L4  | 20  | USD<br>1.50   | USD 0.00   | USD<br>30.00  | Drywall    |          |
| INT-<br>005     | Prime stain-blocker                                      | 40  | USD<br>0.60   | USD 0.00   | USD<br>24.00  | Painting   |          |
| INT-<br>006     | Paint wall (2 coats)                                     | 40  | USD<br>1.40   | USD 0.00   | USD<br>56.00  | Painting   |          |

| ID          | Item                    | Qty | Unit        | Unit Price | Tax          | Total      | Category |
|-------------|-------------------------|-----|-------------|------------|--------------|------------|----------|
| MIT<br>-001 | Antimicrobial treatment | 60  | USD<br>0.75 | USD 0.00   | USD<br>45.00 | Mitigation |          |

## Appendix: Item Details

### RFG-001 — Tear off, haul and dispose of comp. shingles - Laminated

Selective tear-off in affected slopes for water intrusion repair. Quantity rounded to nearest SQ for work area shown.

Tags: tearoff, disposal | Source: file: KB\_Roofing.csv, page: 1

### RFG-002 — Laminated - comp. shingle roofing - w/out felt

Install laminated shingles in repair area to restore watertight envelope.

Tags: shingle, roof | Source: file: KB\_Roofing.csv, page: 1

### RFG-003 — Roofing felt - 15 lb.

Underlayment replacement in torn/exposed areas prior to shingle install.

Tags: felt, underlayment | Source: file: KB\_Roofing.csv, page: 1

### RFG-004 — Ice & water shield

Install self-adhered membrane at repair transitions, ridge, and around penetrations observed.

Tags: waterproofing, membrane | Source: file: KB\_Roofing.csv, page: 1

### RFG-005 — Continuous ridge vent - shingle-over style

Replace damaged section of shingle-over ridge vent visible in photo.

Tags: ridgevent, vent | Source: file: KB\_Roofing.csv, page: 1

### RFG-006 — Ridge cap - composition shingles

Replace ridge caps removed/damaged with ridge vent work.

Tags: ridgecap, shingle | Source: file: KB\_Roofing.csv, page: 1

### RFG-007 — Flashing - pipe jack

Replace deteriorated neoprene pipe boots at penetrations in repair area.

Tags: flashing, pipe | Source: file: KB\_Roofing.csv, page: 1

### INT-001 — R&R; Toilet

Detach and reset toilet to access/repair wet flooring; includes new wax ring/seal.

Tags: toilet, replace | Source: file: KB\_Example\_Macro.csv, page: 1

### INT-002 — Drywall remove (damaged up to 2 ft)

Selective demolition of water-stained lower wall areas at bathroom perimeter, up to 2 ft.

Tags: drywall, remove | Source: file: KB\_Example\_Macro.csv, page: 1

### INT-003 — Drywall install MR 1/2"

Install moisture-resistant drywall at removed sections.

Tags: drywall, install | Source: file: KB\_Example\_Macro.csv, page: 1

### INT-004 — Tape & float L4

Finish new drywall to match existing texture level 4.

Tags: drywall, finish | Source: file: KB\_Example\_Macro.csv, page: 1

### **INT-005 — Prime stain-blocker**

Prime repaired wall sections to block water stains and prep for paint. Includes blend to nearest break.

Tags: primer, stain | Source: file: KB\_Example\_Macro.csv, page: 1

### **INT-006 — Paint wall (2 coats)**

Paint repaired bathroom wall areas, two coats, color match.

Tags: paint, wall | Source: file: KB\_Example\_Macro.csv, page: 1

### **MIT-001 — Antimicrobial treatment**

Treat exposed subfloor and framing at toilet and tub side where water pooled.

Tags: antimicrobial | Source: file: KB\_Example\_Macro.csv, page: 1