

Insurance Damage Estimate

Version: 1.0 Generated: 2025-08-17T00:00:00Z Currency: USD

Total Project Cost: USD 1,438.00

Estimate reasoning

Water specialist routed due to visible water staining and exposed bathroom substrate. Quantities derived from a small residential bathroom assumed at ~35 SF of floor area and ~16 LF of baseboard based on visual scale (toilet and tub as references). Drying per IICRC-style small-loss approach: 3 air movers and 1 LGR dehumidifier for 3 days with monitoring. Repair scope limited to pragmatic items visible or logically required: substrate cleaning/sealing, reinstall toilet with new wax ring, replace floor finish with water-resistant LVP, replace baseboards, touch-up paint, and re-caulk tub. Unit prices reflect typical regional restoration averages for residential water losses.

Future actions

- Verify moisture content meets dry standard prior to flooring install; document final readings.
- Confirm exact room measurements on site and adjust LF/SF quantities accordingly.
- Inspect adjacent walls/vanity and tub surround for concealed moisture or microbial growth; expand scope only if verified.
- Retain equipment logs, photos, and receipts for claim file.
- If odors or discoloration persist, perform additional cleaning or targeted sealant as needed.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	fix - emergency water mitigation service call and assessment	1	EA	USD 125.00	USD 0.00	USD 125.00	Mitigation
	fix - moisture inspection and monitoring (return visits)	3	EA	USD 35.00	USD 0.00	USD 105.00	Mitigation
	fix - antimicrobial application to affected floor area	35	SF	USD 0.75	USD 0.00	USD 26.25	Mitigation
	fix - HEPA vacuum and fine debris cleanup of affected area	35	SF	USD 0.40	USD 0.00	USD 14.00	Mitigation
	fix - air mover setup and rental	9	DAY	USD 25.00	USD 0.00	USD 225.00	Equipment
	fix - dehumidifier (LGR) setup and rental	3	DAY	USD 60.00	USD 0.00	USD 180.00	Equipment
	fix - clean/scrape and seal concrete substrate	35	SF	USD 2.00	USD 0.00	USD 70.00	Preparation
	fix - detach and reset toilet with new wax ring and supply line	1	EA	USD 185.00	USD 0.00	USD 185.00	Plumbing
	replace - moisture barrier underlayment (for LVP)	35	SF	USD 0.90	USD 0.00	USD 31.50	Flooring
	replace - luxury vinyl plank (water-resistant) flooring installed	35	SF	USD 5.75	USD 0.00	USD 201.25	Flooring
	replace - baseboard 3.25 in. MDF primed, install and nail	16	LF	USD 3.25	USD 0.00	USD 52.00	Trim/Finish
	fix - caulk baseboard tops and joints	16	LF	USD 0.50	USD 0.00	USD 8.00	Trim/Finish
	fix - paint baseboards (1 coat, finish to match)	16	LF	USD 1.25	USD 0.00	USD 20.00	Painting
	fix - touch-up wall paint at base after trim work	40	SF	USD 1.20	USD 0.00	USD 48.00	Painting
	fix - re-caulk tub/shower perimeter	12	LF	USD 3.50	USD 0.00	USD 42.00	Bath
	fix - debris removal and disposal (bag, haul-off)	1	EA	USD 45.00	USD 0.00	USD 45.00	Cleanup

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	fix - final clean and sanitation of bathroom	1	EA	USD 60.00	USD 0.00	USD 60.00	Cleanup

Appendix: Item Details

1 — fix - emergency water mitigation service call and assessment

Initial site visit, safety check, moisture screening, scope setup.

Tags: water, emergency, assessment | Source: file: bathroom_water_01.jpg, page: 1

2 — fix - moisture inspection and monitoring (return visits)

Daily moisture readings, documentation, and drying adjustments.

Tags: monitoring, moisture | Source: file: bathroom_water_01.jpg, page: 1

3 — fix - antimicrobial application to affected floor area

Apply EPA-registered disinfectant to exposed substrate.

Tags: sanitation | Source: file: bathroom_water_01.jpg, page: 1

4 — fix - HEPA vacuum and fine debris cleanup of affected area

HEPA vacuuming of floor prior to drying and repairs.

Tags: cleaning, HEPA | Source: file: bathroom_water_01.jpg, page: 1

5 — fix - air mover setup and rental

3 air movers x 3 days; includes placement and pickup.

Tags: drying, air_mover | Source: file: bathroom_water_01.jpg, page: 1

6 — fix - dehumidifier (LGR) setup and rental

1 LGR dehumidifier x 3 days; includes placement and pickup.

Tags: drying, dehumidifier | Source: file: bathroom_water_01.jpg, page: 1

7 — fix - clean/scrape and seal concrete substrate

Remove residual adhesive/contaminants, apply concrete sealer.

Tags: floor_prep | Source: file: bathroom_water_01.jpg, page: 1

8 — fix - detach and reset toilet with new wax ring and supply line

Remove and reset existing toilet; includes new wax ring, bolts, and flex supply line.

Tags: toilet, reset | Source: file: bathroom_water_01.jpg, page: 1

9 — replace - moisture barrier underlayment (for LVP)

Install vapor underlayment per manufacturer specs.

Tags: underlayment | Source: file: bathroom_water_01.jpg, page: 1

10 — replace - luxury vinyl plank (water-resistant) flooring installed

Supply and install LVP; includes layout, cuts, and thresholds as needed.

Tags: LVP, install | Source: file: bathroom_water_01.jpg, page: 1

11 — replace - baseboard 3.25 in. MDF primed, install and nail

Supply and install new baseboard; miter corners; nail and set.

Tags: baseboard | Source: file: bathroom_water_01.jpg, page: 1

12 — fix - caulk baseboard tops and joints

Latex caulk bead at wall/baseboard joint.

Tags: caulk | Source: file: bathroom_water_01.jpg, page: 1

13 — fix - paint baseboards (1 coat, finish to match)

Spot-prime nail holes and apply one finish coat.

Tags: paint, trim | Source: file: bathroom_water_01.jpg, page: 1

14 — fix - touch-up wall paint at base after trim work

Masking and minor touch-up at lower walls where baseboard was replaced.

Tags: touch_up | Source: file: bathroom_water_01.jpg, page: 1

15 — fix - re-caulk tub/shower perimeter

Remove failed sealant and apply mold-resistant silicone caulk.

Tags: caulk, tub | Source: file: bathroom_water_01.jpg, page: 1

16 — fix - debris removal and disposal (bag, haul-off)

Includes bagging and disposal fees for small bathroom debris.

Tags: debris, disposal | Source: file: bathroom_water_01.jpg, page: 1

17 — fix - final clean and sanitation of bathroom

Wipe-down, mop, and sanitize hard surfaces after work completion.

Tags: final_clean | Source: file: bathroom_water_01.jpg, page: 1