

Insurance Damage Estimate

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

Total Project Cost: USD 890.50

Estimate reasoning

Image shows water damage to lower bathroom wall behind toilet with peeling/efflorescence and coating failure. Scope assumes a minor toilet leak affected approx. 3 LF of wall to a height of 24 in (≈6 SF). Mitigation includes limited containment, 1 day of targeted drying (1 air mover + 1 dehumidifier), and antimicrobial treatment. Repairs include removal of damaged drywall, replacement patch, finish (tape/texture), primer, and painting the affected wall to the nearest corner for blend. Toilet must be detached and reset to access wall; new wax ring included. Quantities and unit prices reflect small-area, residential bathroom conditions and typical industry rates.

Future actions

- Have a licensed plumber pressure-test toilet supply and confirm no ongoing leaks after reset.
- Monitor moisture levels for 48 hours post-repair to ensure materials remain dry.
- Re-caulk toilet base if previously caulked and ensure adequate bathroom ventilation to prevent condensation.
- Keep photos, moisture logs, and invoices for claim documentation.

	Item	Qty	Unit	Unit Price	Tax	Total	Category
	Moisture inspection and documentation (fix)	1	EA	USD 95.00	USD 0.00	USD 95.00	mitigation
	Detach and reset toilet for access (fix)	1	EA	USD 165.00	USD 0.00	USD 165.00	plumbing
	Toilet wax ring replacement (replace)	1	EA	USD 20.00	USD 0.00	USD 20.00	plumbing
	Containment/masking with poly sheeting around work area (fix)	20	SF	USD 1.20	USD 0.00	USD 24.00	mitigation
	Air mover rental - setup, monitoring, and removal (fix)	1	DAY	USD 30.00	USD 0.00	USD 30.00	mitigation
	Dehumidifier rental - setup, monitoring, and removal (fix)	1	DAY	USD 65.00	USD 0.00	USD 65.00	mitigation
	Antimicrobial application to affected wall substrate (fix)	1	EA	USD 45.00	USD 0.00	USD 45.00	mitigation
	Remove and dispose damaged drywall up to 24 in height (replace)	6	SF	USD 2.25	USD 0.00	USD 13.50	drywall
	Drywall patch up to 6 SF including fasteners (replace)	1	EA	USD 150.00	USD 0.00	USD 150.00	drywall
	Tape, bed, and sand drywall patch (3-coat) (fix)	1	EA	USD 90.00	USD 0.00	USD 90.00	drywall
	Texture to match existing (small area) (fix)	1	EA	USD 65.00	USD 0.00	USD 65.00	drywall
	Stain-blocking primer on repaired wall area (fix)	40	SF	USD 0.50	USD 0.00	USD 20.00	painting
	Paint wall - 2 coats, to nearest corner for blend (fix)	40	SF	USD 1.20	USD 0.00	USD 48.00	painting
	Final cleaning of work area (HEPA vacuum and wipe) (fix)	1	EA	USD 35.00	USD 0.00	USD 35.00	cleanup
	Waste bagging and disposal fees (fix)	1	EA	USD 25.00	USD 0.00	USD 25.00	cleanup

Appendix: Item Details

1 — Moisture inspection and documentation (fix)

Initial moisture mapping, photos, and readings in bathroom behind toilet.

Tags: water, bathroom, inspection | Source: file: bathroom_wall_water_damage.jpg, page: 1

2 — Detach and reset toilet for access (fix)

Shut off water, drain, detach and reset to allow wall demo/repair; reconnect and test.

Tags: toilet, access | Source: file: bathroom_wall_water_damage.jpg, page: 1

3 — Toilet wax ring replacement (replace)

New wax ring when resetting toilet.

Tags: toilet, seal, replace | Source: file: bathroom_wall_water_damage.jpg, page: 1

4 — Containment/masking with poly sheeting around work area (fix)

Protect adjacent finishes and control dust in small bathroom.

Tags: containment, masking | Source: file: bathroom_wall_water_damage.jpg, page: 1

5 — Air mover rental - setup, monitoring, and removal (fix)

1 standard air mover for 1 day.

Tags: equipment, drying | Source: file: bathroom_wall_water_damage.jpg, page: 1

6 — Dehumidifier rental - setup, monitoring, and removal (fix)

1 standard dehumidifier for 1 day for small bathroom.

Tags: equipment, drying | Source: file: bathroom_wall_water_damage.jpg, page: 1

7 — Antimicrobial application to affected wall substrate (fix)

Apply EPA-registered antimicrobial to cleaned, exposed framing/drywall edges.

Tags: treatment, sanitizer | Source: file: bathroom_wall_water_damage.jpg, page: 1

8 — Remove and dispose damaged drywall up to 24 in height (replace)

Flood cut approx. 3 LF x 2 FT (≈6 SF) behind toilet.

Tags: demo, drywall, replace | Source: file: bathroom_wall_water_damage.jpg, page: 1

9 — Drywall patch up to 6 SF including fasteners (replace)

Install 1/2 in drywall to repaired opening; screw to studs.

Tags: drywall, patch, replace | Source: file: bathroom_wall_water_damage.jpg, page: 1

10 — Tape, bed, and sand drywall patch (3-coat) (fix)

Finish to paint-ready.

Tags: finish, taping | Source: file: bathroom_wall_water_damage.jpg, page: 1

11 — Texture to match existing (small area) (fix)

Blend texture to adjacent wall (orange peel/knockdown as existing).

Tags: texture, blend | Source: file: bathroom_wall_water_damage.jpg, page: 1

12 — Stain-blocking primer on repaired wall area (fix)

Prime repaired section and adjacent blend area to prevent bleed-through.

Tags: primer, paint_prep | Source: file: bathroom_wall_water_damage.jpg, page: 1

13 — Paint wall - 2 coats, to nearest corner for blend (fix)

Finish coat to match color and sheen on affected wall.

Tags: paint, wall | Source: file: bathroom_wall_water_damage.jpg, page: 1

14 — Final cleaning of work area (HEPA vacuum and wipe) (fix)

Clean floor and fixtures after repairs.

Tags: cleanup, final_clean | Source: file: bathroom_wall_water_damage.jpg, page: 1

15 — Waste bagging and disposal fees (fix)

Bagging of wet drywall and miscellaneous debris; dump fees.

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