

Insurance Damage Estimate

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Total Project Cost: USD 706.98

Estimate reasoning

Visible water intrusion damaged vinyl/finish flooring and adjacent drywall along tub/toilet area. Standard protocol: document conditions, contain work area, remove damaged flooring and 2' of affected drywall, apply antimicrobial, replace MR drywall and finish, reinstall toilet to access subfloor, re-caulk joints and perform final clean. Quantities estimated from photo: ~20 SF floor affected, ~12 SF drywall perimeter, 8 LF joint caulk. Use R&R; toilet to access and ensure proper wax seal.

ID	Item	Qty	Unit	Unit Price	Tax	Total	Category
1	Moisture inspection + photos	1	USD 35.00	USD 0.00	USD 35.00	Inspection/Documentation	
2	Debris bag & dispose (small)	1	USD 15.00	USD 0.00	USD 15.00	Debris/Disposal	
3	Site protection & masking (small bath)	1	USD 40.00	USD 0.00	USD 40.00	Mitigation	
4	Antimicrobial treatment	20	USD 0.75	USD 0.00	USD 15.00	Mitigation	
5	Drywall remove (damaged up to 2 ft)	12	USD 2.25	USD 0.00	USD 27.00	Demolition	
6	Drywall install MR 1/2"	12	USD 3.00	USD 0.00	USD 36.00	Carpentry/Drywall	
7	Tape & float L4	12	USD 1.50	USD 0.00	USD 18.00	Carpentry/Drywall	
8	Prime stain-blocker	12	USD 0.60	USD 0.00	USD 7.20	Painting	
9	Paint wall (2 coats)	12	USD 1.40	USD 0.00	USD 16.80	Painting	
10	Caulk wall-to-tile joint	8	USD 2.00	USD 0.00	USD 16.00	Finishes	
11	R&R; Toilet	1	USD 541.53	USD 19.65	USD 561.18	Plumbing	
12	Drywall remove (subfloor prep) - included as demo time	0	USD 2.25	USD 0.00	USD 0.00	Demolition	
13	Final clean	1	USD 20.00	USD 0.00	USD 20.00	Cleanup	

Appendix: Item Details

1 — Moisture inspection + photos

Initial moisture survey, hygrometer readings and photo documentation of affected floor and base of walls.

Tags: water, inspection | Source: file: pricing_catalogue_excerpt, page: 1

2 — Debris bag & dispose (small)

Bag and remove loose damaged flooring debris and contaminated materials from bathroom.

Tags: disposal | Source: file: pricing_catalogue_excerpt, page: 1

3 — Site protection & masking (small bath)

Protect remaining fixtures, tub, and adjacent areas during removal and drying.

Tags: containment, dust | Source: file: pricing_catalogue_excerpt, page: 1

4 — Antimicrobial treatment

Treat exposed subfloor, joist edges and exposed wall bottom plates — estimated 20 SF affected.

Tags: antimicrobial | Source: file: pricing_catalogue_excerpt, page: 1

5 — Drywall remove (damaged up to 2 ft)

Remove water-damaged drywall up to 2' high around perimeter adjacent to flooring (approx. 12 SF).

Tags: drywall, remove | Source: file: pricing_catalogue_excerpt, page: 1

6 — Drywall install MR 1/2"

Install 1/2" moisture-resistant drywall to replace removed sections (12 SF).

Tags: drywall, install | Source: file: pricing_catalogue_excerpt, page: 1

7 — Tape & float L4

Finish drywall to L4 across repaired areas to blend with existing finish (12 SF).

Tags: drywall, finish | Source: file: pricing_catalogue_excerpt, page: 1

8 — Prime stain-blocker

Apply stain-blocking primer to repaired drywall areas (12 SF).

Tags: primer, stain | Source: file: pricing_catalogue_excerpt, page: 1

9 — Paint wall (2 coats)

Two-coat paint to match existing color on repaired areas (12 SF).

Tags: paint, wall | Source: file: pricing_catalogue_excerpt, page: 1

10 — Caulk wall-to-tile joint

Re-caulk perimeter joints where water intrusion likely occurred; estimate 8 LF around tub/wall base.

Tags: sealant | Source: file: pricing_catalogue_excerpt, page: 1

11 — R&R; Toilet

Remove and replace toilet to access and repair subfloor; includes new wax ring.

Tags: toilet, replace | Source: file: pricing_catalogue_excerpt, page: 1

12 — Drywall remove (subfloor prep) - included as demo time

No separate charge; kept for record if additional demo required.

Tags: drywall, remove | Source: file: pricing_catalogue_excerpt, page: 1

13 — Final clean

Final cleaning of work area, remove masking, wipe down fixtures.

Tags: cleaning | Source: file: pricing_catalogue_excerpt, page: 1