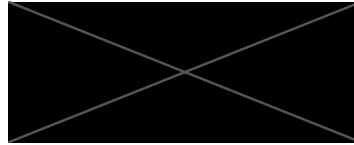


Water Mitigation Report

April 16, 2025

Prepared For



Prepared By





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Summary

Initial Conditions

Homeowner found extensive standing water, called us at 3 pm arrived at 5 pm on Friday. Demo Saturday and Sunday.

Water source: refrigerator supply line.

Standing water reached ~½ inch in areas; homeowner initially attempted shop-vac cleanup.

Visible staining present throughout affected zones on drywall and flooring materials.

Indoor humidity levels recorded at 75 to 80% on arrival.

Substantial saturation in flooring, drywall, and cabinetry up to 4' in some areas.

Initial extraction with portable Extractor (approx. 120 gallons removed).

Moisture mapping confirmed elevated readings (up to 99%) in lower walls.

Category 3 classification confirmed per IICRC S500 due to: Water dwelling time (>72 hours)

High humidity and material degradation

Contact with porous structural materials

Carpet and pad removed throughout affected areas (unsalvageable due to saturation and staining).

Drying Setup

Equipment Recommendation

DEHUMIDIFIERS This chamber requires at least 525 pints per day of LGR dehumidification

AIR VOLUME This chamber requires at least 20823 ft³/hr of air volume

AIR MOVERS If your ceiling height is above 12' you may need an additional air movers.

Air movers: 41 units

Dehumidifiers: 5 total (2 initially, 3 added Saturday) Air scrubbers: 2 in place with negative air during demo and scrubbed air for 48 hours after. Drying goals: Base plates that are saturated down to 9-10%



Customer

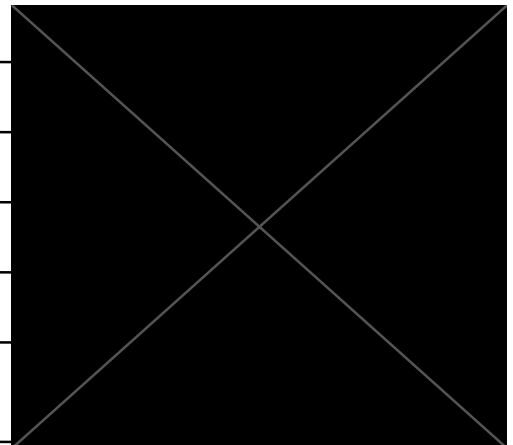
Project

Phone

Email

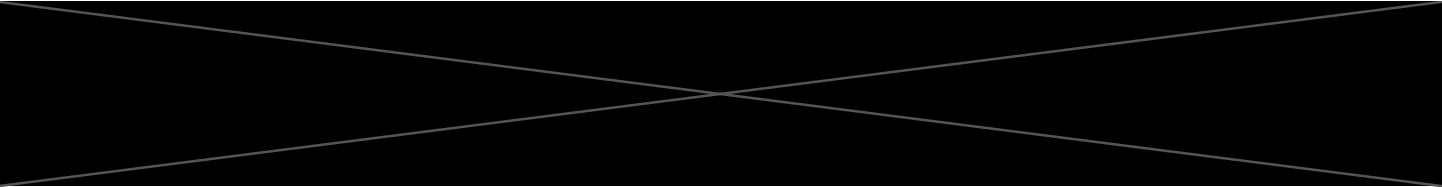
Property Type

Site





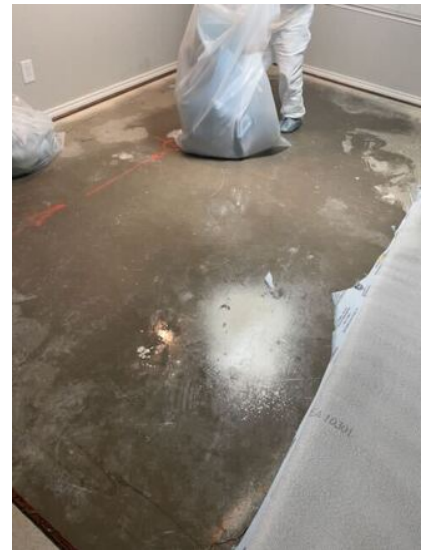
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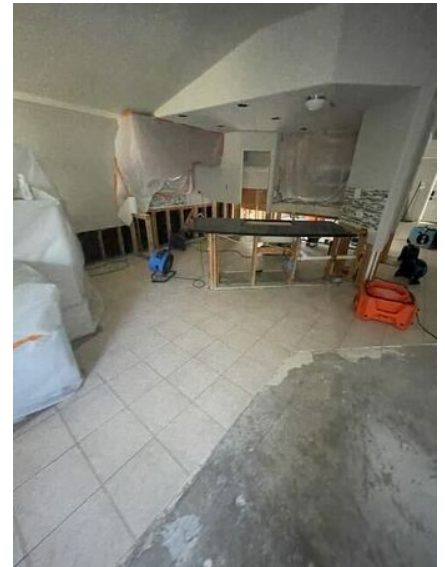


Drying Environment

Building Construction	Average	Building Envelope	Moderate
Build Out Density	Average	Weather	-

Site Images







Visits

Name	Start	End	Duration
Initial Visit	04/4/2025 5:23 PM	04/4/2025 10:25 PM	6 hours
Visit 1	04/5/2025 4:51 AM	04/5/2025 6:32 PM	14 hours
Visit 2	04/6/2025 10:50 AM	04/6/2025 12:00 PM	2 hours
Visit 3	04/7/2025 3:50 PM	04/7/2025 5:15 PM	2 hours
Visit 4	04/8/2025 3:30 PM	04/8/2025 4:14 PM	44 minutes
Visit 5	04/9/2025 10:15 AM	04/9/2025 10:44 AM	29 minutes
Visit 6	04/10/2025 8:35 AM	04/10/2025 10:17 AM	2 hours
Visit 7	04/11/2025 10:26 AM	04/11/2025 1:48 PM	4 hours
Visit 8	04/12/2025 1:06 PM	04/12/2025 3:23 PM	3 hours
Visit 9	04/13/2025 12:49 PM	04/13/2025 12:59 PM	10 minutes
Visit 10	04/14/2025 1:19 PM	04/14/2025 1:38 PM	19 minutes

Chambers

Name	Rooms
Downstairs	12

Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
2 Master Bathroom	Downstairs	Master bathroom	Floor	Stud-Framing	40%	9%
Dining Room	Downstairs	Living room	Floor	Stud-Framing	22%	9%
7 Island Hallway	Downstairs	Kitchen	Floor	Stud-Framing	23%	9%
4 Pantry Kitchen	Downstairs	Pantry	Floor	Stud-Framing	28%	9%
3 Pantry Front Living Room	Downstairs	Entry/front living room	Floor	Stud-Framing	33%	9%
8 Master Bedroom	Downstairs	Master bed	Floor	Stud-Framing	34%	9%
4 Under Stair Utility Room	Downstairs	Utility	Floor	Stud-Framing	19%	9%
Summary						



Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-008	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-009	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-010	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-011	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-012	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-013	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-001	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	FAN-AXIAL-1	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-023	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-027	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-002	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-003	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-004	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-005	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-006	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-007	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-016	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-017	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-018	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-022	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-026	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-028	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-029	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-030	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-031	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-014	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-015	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-019	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days



AIR MOVER / FAN	F-024	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
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AIR MOVER / FAN	F-035	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
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DEHUMIDIFIER	D-006	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-007	04/5/2025 1:20 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-002	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-004	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-003	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days
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HEPA SCRUBBER	AS-001	04/5/2025 7:00 AM	04/14/2025 2:04 PM	10 days
HEPA SCRUBBER	AS-002	04/5/2025 7:00 AM	04/14/2025 2:04 PM	10 days



Created By
WTR Restoration

Prepared By
Ben Jernigan

Created On
04/16/2025

Initial Visit

Notes

Initial visit to do moisture map, job plan, extraction of water



Downstairs - Overview

Rooms	12	Starting Temperature	77 °F
Photos			
Class	Class 3	Starting Relative Humidity	68%
Category	Category 3	Starting GPP	97.27

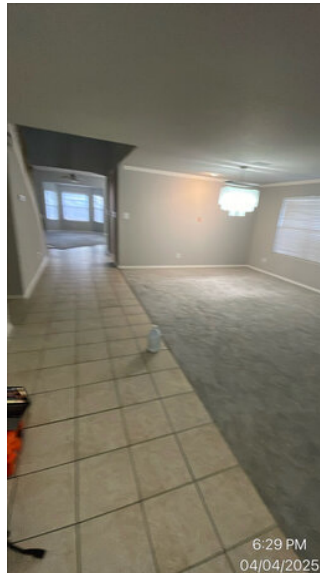
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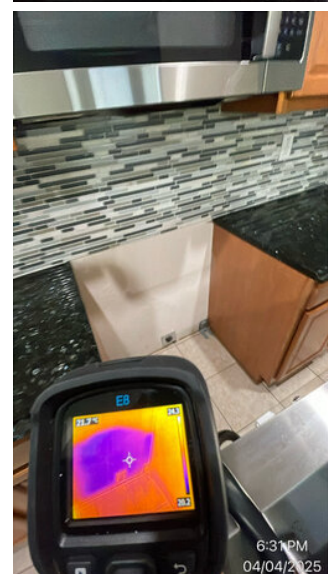
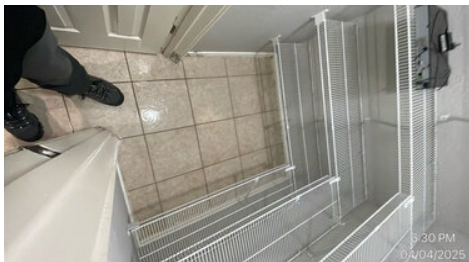
Name	Wet Floor / Total Floor	Wet Ceiling / Total Ceiling	Wet Wall / Total Wall
Master bathroom	108 ft ² / 108 ft ²	-	124.74 ft ² / 378 ft ²
Utility	68 ft ² / 68 ft ²	-	98.01 ft ² / 297 ft ²
Master bed	243.75 ft ² / 243.75 ft ²	-	188.6 ft ² / 571.5 ft ²
Pantry	16 ft ² / 16 ft ²	-	47.52 ft ² / 144 ft ²
Garage	90.52 ft ² / 362.08 ft ²	-	171.5 ft ² / 686 ft ²
Hall bathroom	25 ft ² / 25 ft ²	-	80 ft ² / 160 ft ²
Kitchen	390 ft ² / 390 ft ²	-	243.54 ft ² / 738 ft ²
Living room	225 ft ² / 225 ft ²	-	237.6 ft ² / 720 ft ²
Master bath closet	54 ft ² / 54 ft ²	-	48 ft ² / 240 ft ²
Stair closet	14.08 ft ² / 14.08 ft ²	-	60.5 ft ² / 121 ft ²
Entry/front living room	430.83 ft ² / 430.83 ft ²	-	332.5 ft ² / 665 ft ²
Stairway Hallway	90 ft ² / 180 ft ²	-	243 ft ² / 972 ft ²

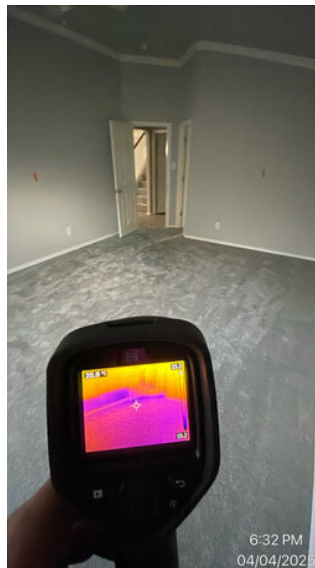
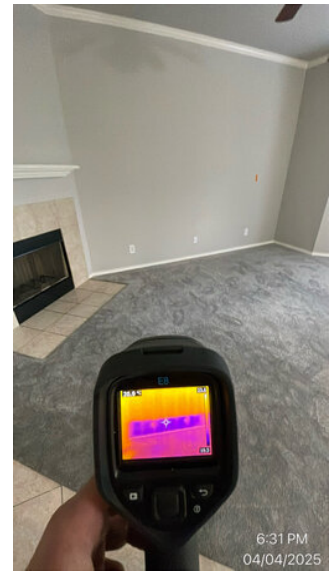
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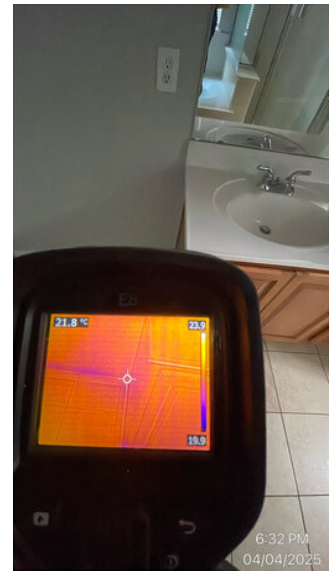
Water damage to the walls and carpet, baseboards and majority of the downstairs, including kitchen cabinets all the way into the master bathroom, utility room, master bedroom, stairway, kitchen, living room, pantry den garage hall bath under stairs, closet.

Used Flir MR77 MR277 and Infrared E8 for moisture mapping



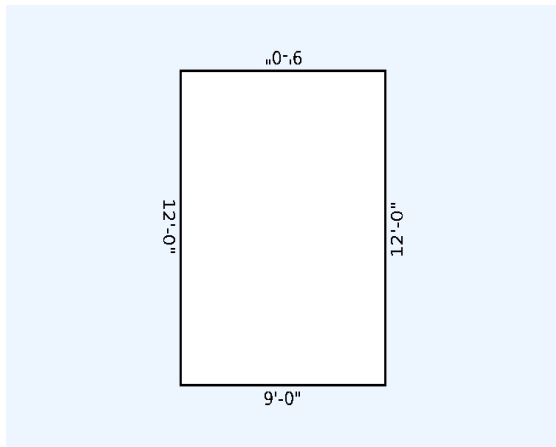








Downstairs - Master bathroom



Surface	Total Area	% Wet	Total Wet Area
Floor	108 ft²	100%	108 ft²
Ceiling	108 ft²	0%	0 ft²
Wall	378 ft²	33%	124.74 ft²

Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
2 Master Bathroom	Downstairs	Master bathroom	Floor	Stud-Framing	40%	9%

Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-032	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-033	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-034	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-003	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days

Photos





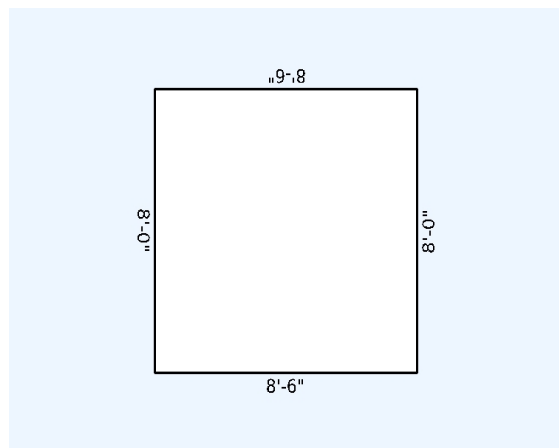
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Prepared By
Ben Jernigan

Created On
04/16/2025



Downstairs - Utility



Surface	Total Area	% Wet	Total Wet Area
Floor	68 ft ²	100%	68 ft ²
Ceiling	64 ft ²	0%	0 ft ²
Wall	297 ft ²	33%	98.01 ft ²

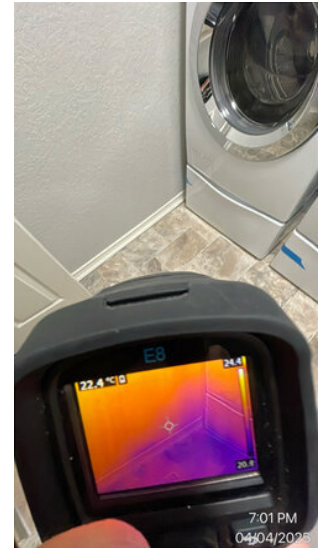
Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
4 Under Stair Utility Room	Downstairs	Utility	Floor	Stud-Framing	19%	9%

Equipment

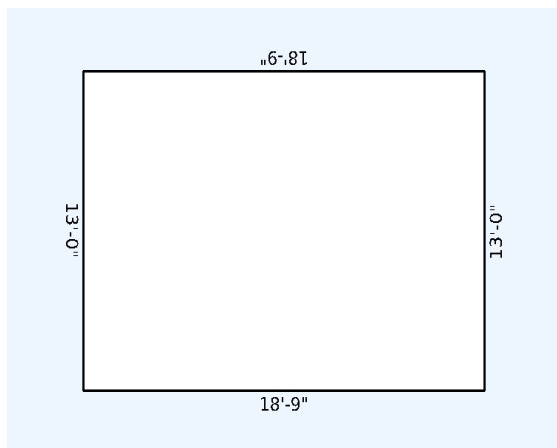
Type	Name	Added On	Removed On	Duration
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AIR MOVER / FAN	F-025	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-004	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days

Photos





Downstairs - Master bed



Surface	Total Area	% Wet	Total Wet Area
Floor	243.75 ft²	100%	243.75 ft²
Ceiling	225 ft²	0%	0 ft²
Wall	571.5 ft²	33%	188.6 ft²

Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
8 Master Bedroom	Downstairs	Master bed	Floor	Stud-Framing	34%	9%

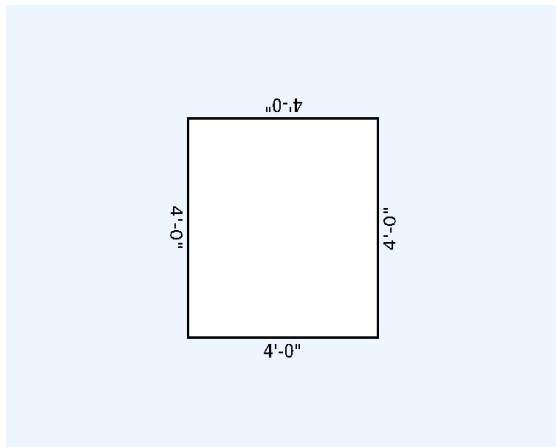
Equipment

Type	Name	Added On	Removed On	Duration
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AIR MOVER / FAN	F-028	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-029	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-030	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-031	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days

Photos



Downstairs - Pantry



Surface	Total Area	% Wet	Total Wet Area
Floor	16 ft²	100%	16 ft²
Ceiling	16 ft²	0%	0 ft²
Wall	144 ft²	33%	47.52 ft²

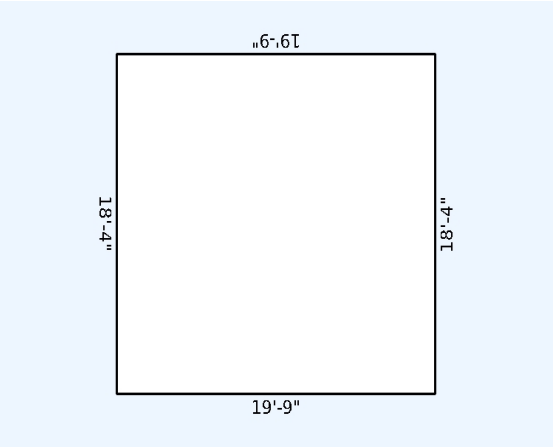
Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
4 Pantry Kitchen	Downstairs	Pantry	Floor	Stud-Framing	28%	9%

Equipment

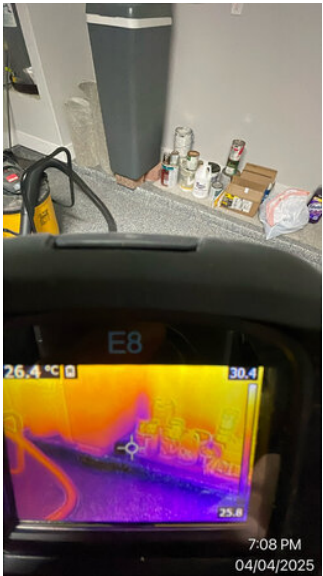
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AIR MOVER / FAN	F-015	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days

Downstairs - Garage



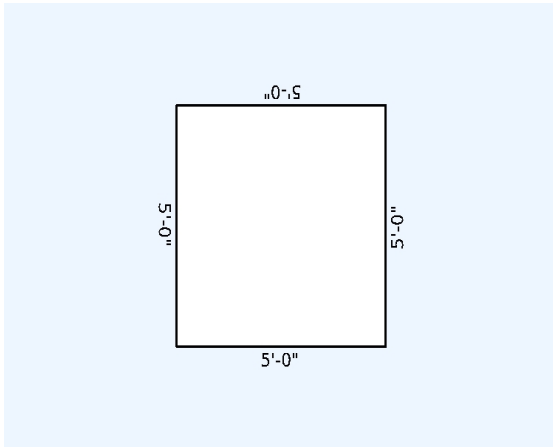
Surface	Total Area	% Wet	Total Wet Area
Floor	362.08 ft²	25%	90.52 ft²
Ceiling	348 ft²	0%	0 ft²
Wall	686 ft²	25%	171.5 ft²

Photos





Downstairs - Hall bathroom

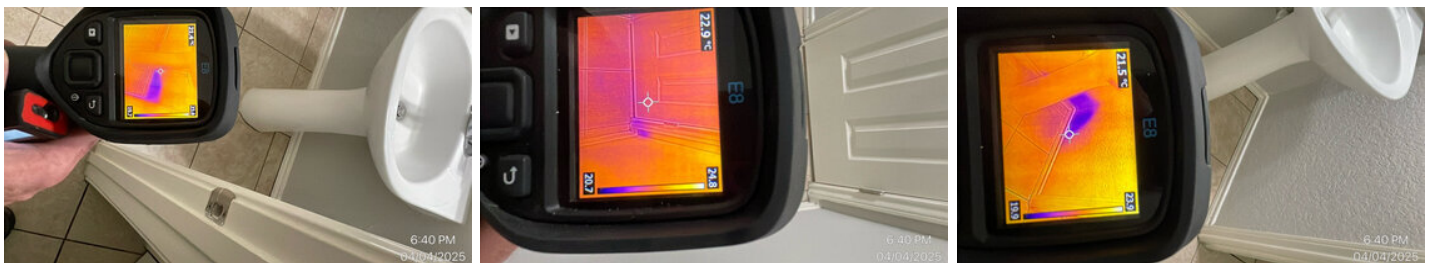


Surface	Total Area	% Wet	Total Wet Area
Floor	25 ft ²	100%	25 ft ²
Ceiling	25 ft ²	0%	0 ft ²
Wall	160 ft ²	50%	80 ft ²

Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-023	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-027	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days

Photos





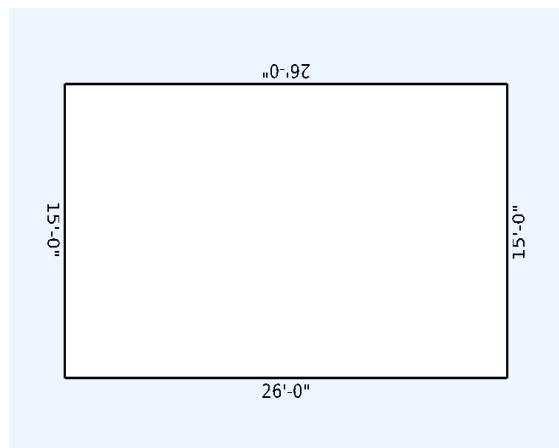
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Prepared By
Ben Jernigan

Created On
04/16/2025



Downstairs - Kitchen



Surface	Total Area	% Wet	Total Wet Area
Floor	390 ft ²	100%	390 ft ²
Ceiling	400 ft ²	0%	0 ft ²
Wall	738 ft ²	33%	243.54 ft ²

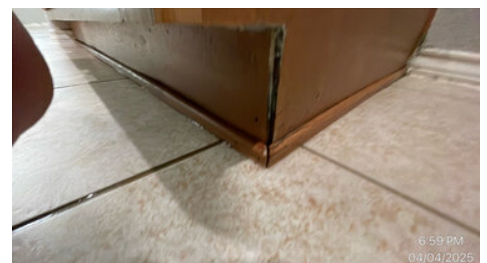
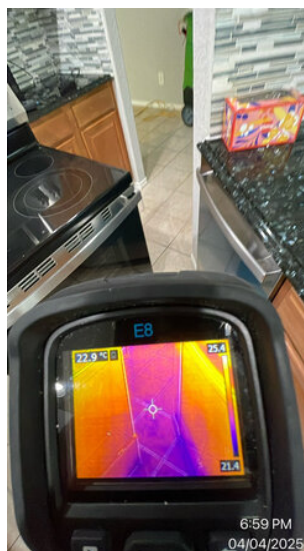
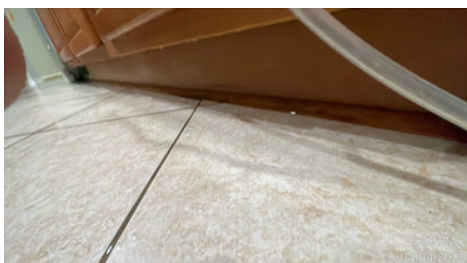
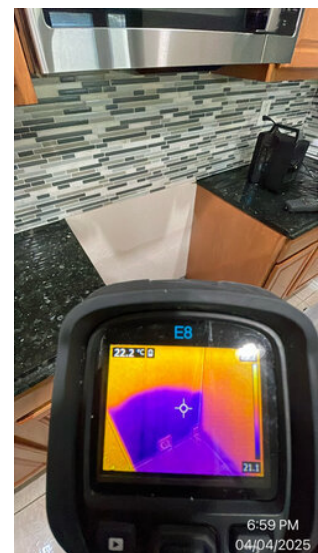
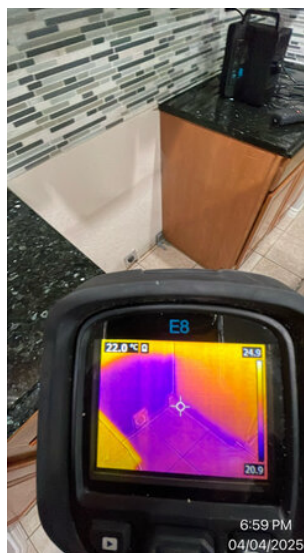
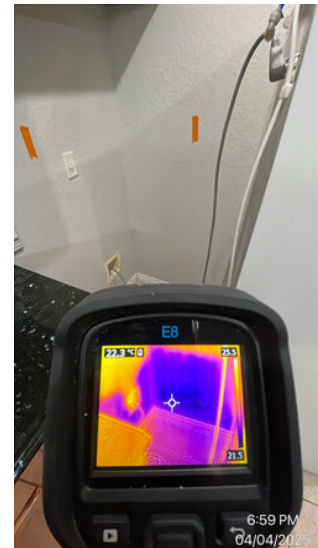
Moisture Points

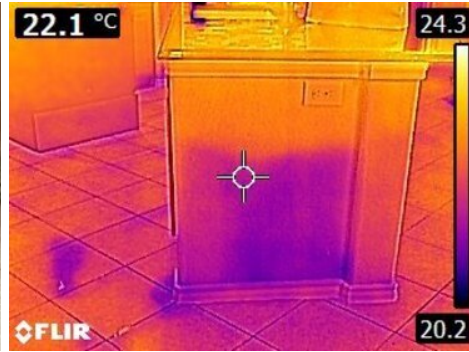
Name	Chamber	Room	Surface	Material	Starting MC	Standard
7 Island Hallway	Downstairs	Kitchen	Floor	Stud-Framing	23%	9%

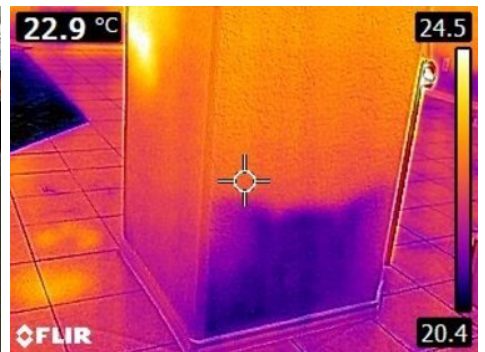
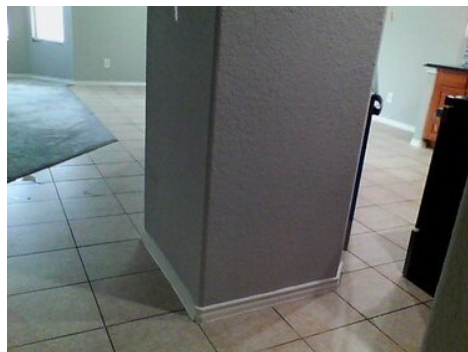
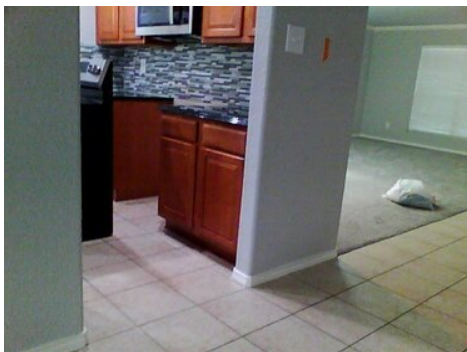
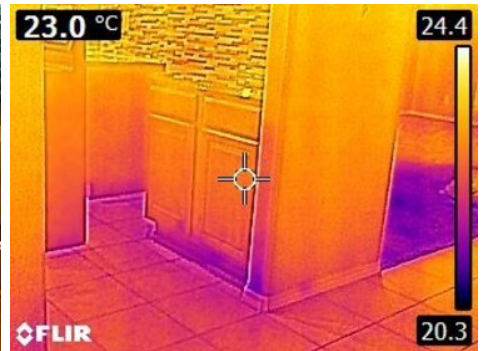
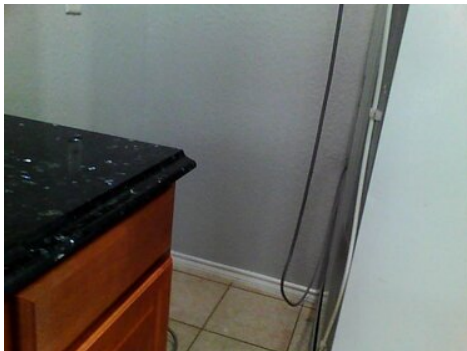
Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-002	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-003	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-004	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-005	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-006	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-007	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-007	04/5/2025 1:20 PM	04/14/2025 2:04 PM	10 days
HEPA SCRUBBER	AS-003	04/5/2025 7:00 AM	04/14/2025 2:04 PM	10 days

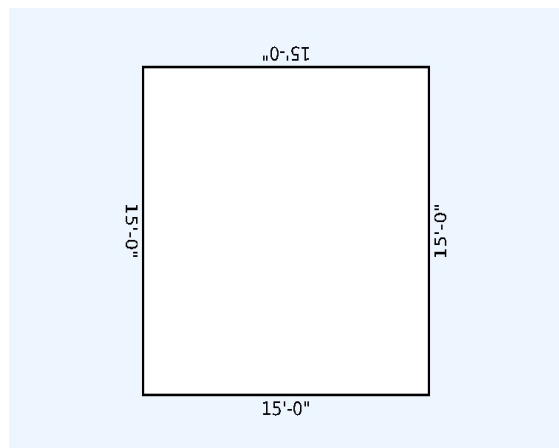
Photos







Downstairs - Living room



Surface	Total Area	% Wet	Total Wet Area
Floor	225 ft ²	100%	225 ft ²
Ceiling	225 ft ²	0%	0 ft ²
Wall	720 ft ²	33%	237.6 ft ²

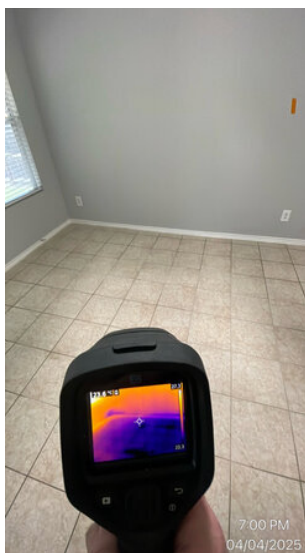
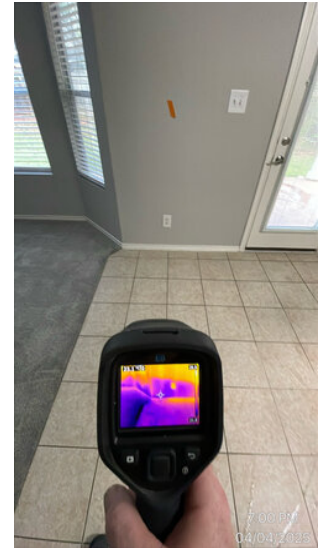
Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
Dining Room	Downstairs	Living room	Floor	Stud-Framing	22%	9%

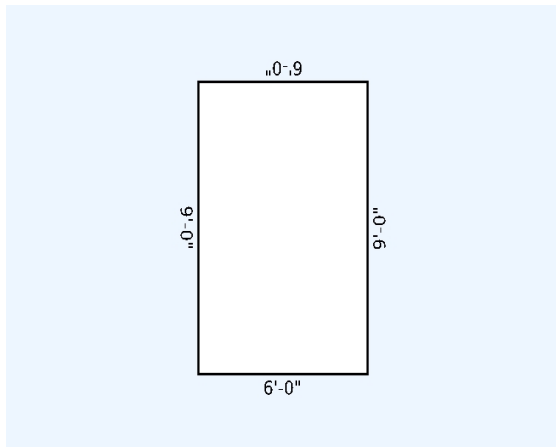
Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-016	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-017	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-018	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-022	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-002	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days
HEPA SCRUBBER	AS-001	04/5/2025 7:00 AM	04/14/2025 2:04 PM	10 days
HEPA SCRUBBER	AS-002	04/5/2025 7:00 AM	04/14/2025 2:04 PM	10 days

Photos



Downstairs - Master bath closet



Surface	Total Area	% Wet	Total Wet Area
Floor	54 ft²	100%	54 ft²
Ceiling	54 ft²	0%	0 ft²
Wall	240 ft²	20%	48 ft²

Equipment

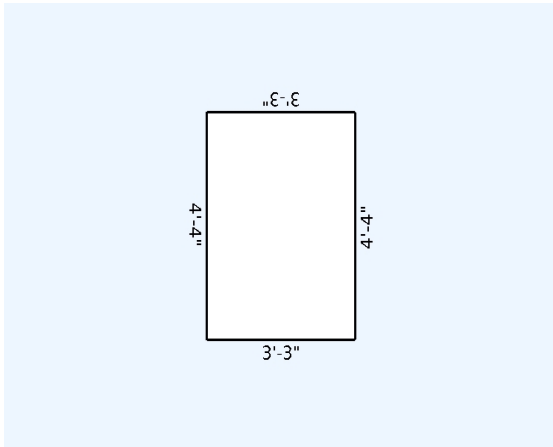
Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-035	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-036	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days

Photos





Downstairs - Stair closet



Surface	Total Area	% Wet	Total Wet Area
Floor	14.08 ft²	100%	14.08 ft²
Ceiling	13 ft²	0%	0 ft²
Wall	121 ft²	50%	60.5 ft²

Notes

New carpet drywall wet, 2 feet up

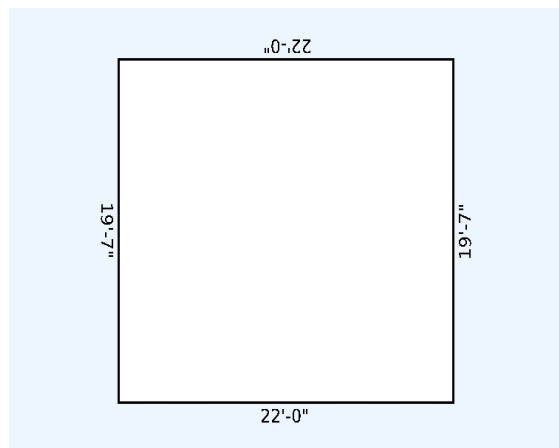
Equipment

Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-001	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	FAN-AXIAL-1	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days

Photos



Downstairs - Entry/front living room



Surface	Total Area	% Wet	Total Wet Area
Floor	430.83 ft ²	100%	430.83 ft ²
Ceiling	431 ft ²	0%	0 ft ²
Wall	665 ft ²	50%	332.5 ft ²

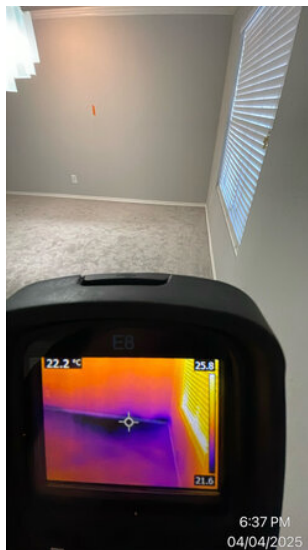
Moisture Points

Name	Chamber	Room	Surface	Material	Starting MC	Standard
3 Pantry Front Living Room	Downstairs	Entry/front living room	Floor	Stud-Framing	33%	9%

Equipment

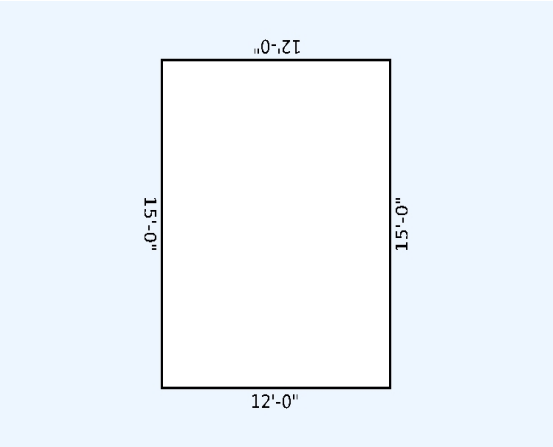
Type	Name	Added On	Removed On	Duration
AIR MOVER / FAN	F-008	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-009	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-010	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-011	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-012	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
AIR MOVER / FAN	F-013	04/5/2025 1:15 PM	04/14/2025 2:04 PM	10 days
DEHUMIDIFIER	D-006	04/4/2025 7:20 PM	04/14/2025 2:04 PM	10 days

Photos





Downstairs - Stairway Hallway



Surface	Total Area	% Wet	Total Wet Area
Floor	180 ft²	50%	90 ft²
Ceiling	180 ft²	0%	0 ft²
Wall	972 ft²	25%	243 ft²

Visit 1 - Downstairs

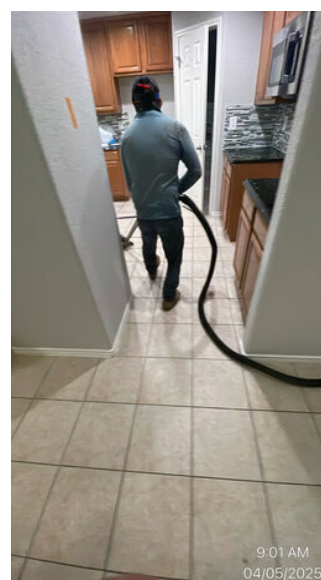
Date of Visit: 04/4/2025

Notes	Temp	RH	GPP
Demo Day - Brought equipment from warehouse and got supplies for containment and protection for floors and windows and light fixtures.	80 °F	70%	110.86

Moisture Points

Name	Room	Initial Visit	Visit 1	% Change
3 Pantry Front Living Room	Entry/front living room	33	33	0%
7 Island Hallway	Kitchen	23	23	0%
Dining Room	Living room	22	22	0%
8 Master Bedroom	Master bed	34	34	0%
4 Pantry Kitchen	Pantry	28	28	0%
4 Under Stair Utility Room	Utility	19	19	0%
2 Master Bathroom	Master bathroom	40	40	0%

Visit Photos

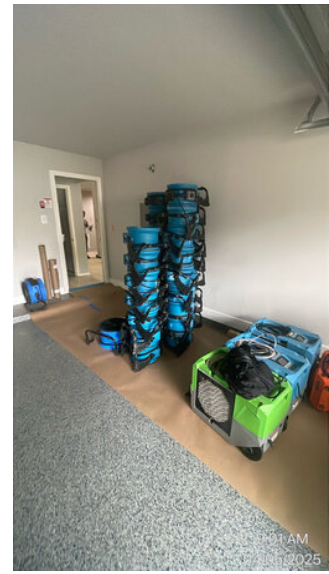
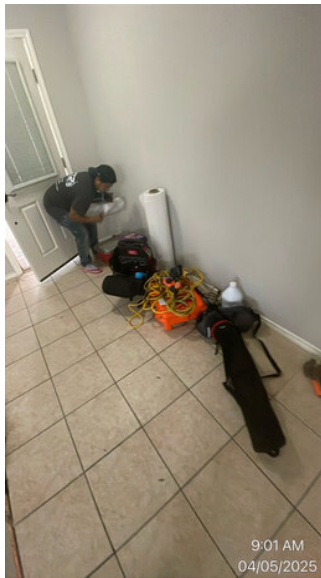




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Created On
04/16/2025





Visit 2 - Downstairs

Date of Visit: 04/6/2025

Notes	Temp	RH	GPP
Finalized demo and set all equipment for drying	68 °F	51%	53.32

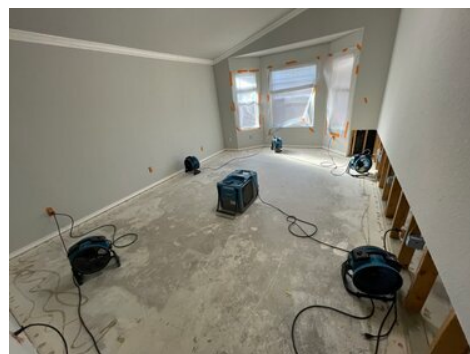
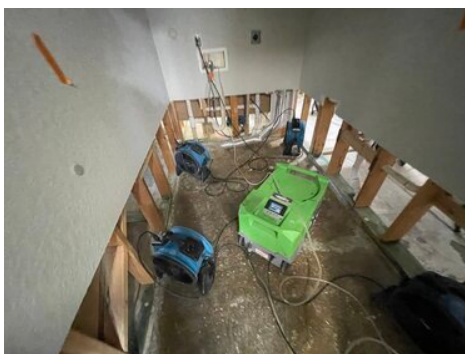
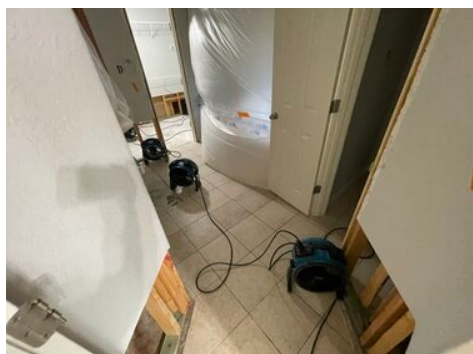
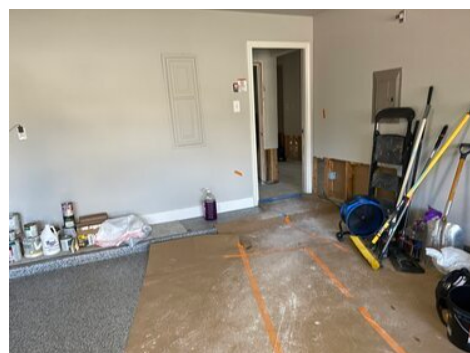
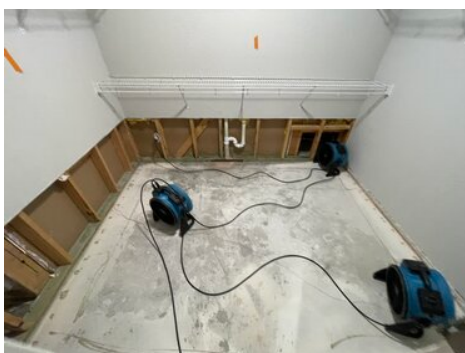
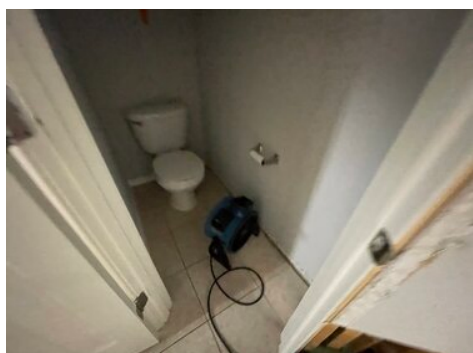
Moisture Points

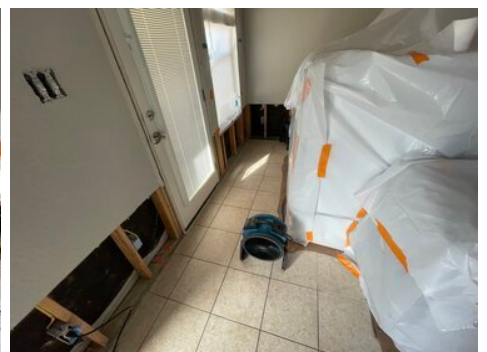
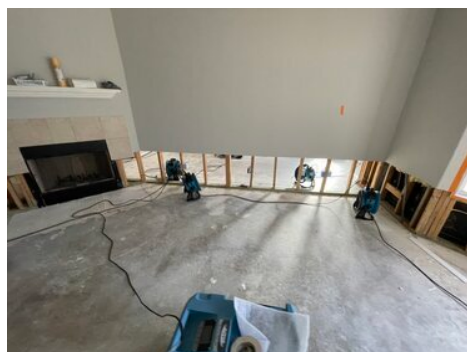
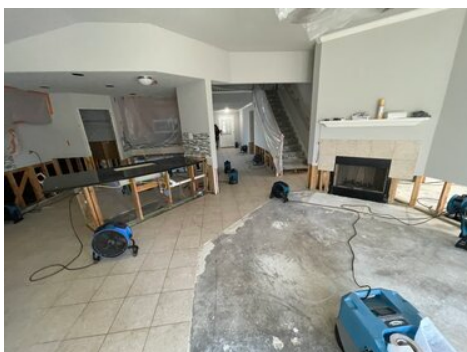
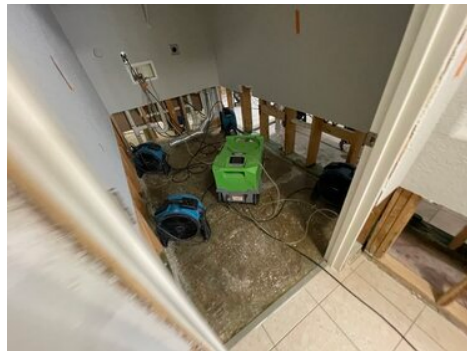
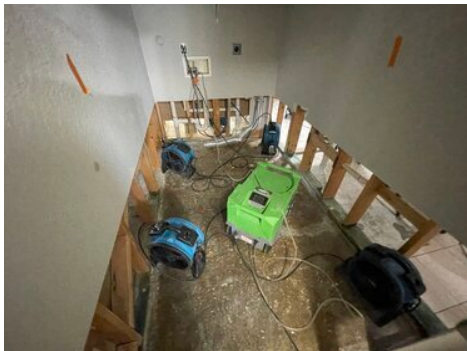
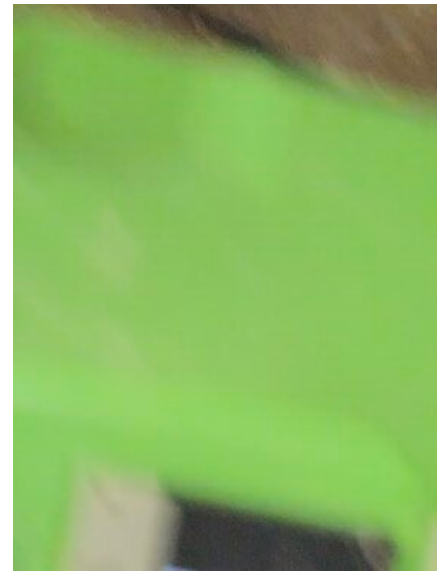
Name	Room	Visit 1	Visit 2	% Change
3 Pantry Front Living Room	Entry/front living room	33	31	6.06%
7 Island Hallway	Kitchen	23	25	-8.7%
Dining Room	Living room	22	19	13.64%
8 Master Bedroom	Master bed	34	34	0%
4 Pantry Kitchen	Pantry	28	25	10.71%
4 Under Stair Utility Room	Utility	19	18	5.26%
2 Master Bathroom	Master bathroom	40	40	0%

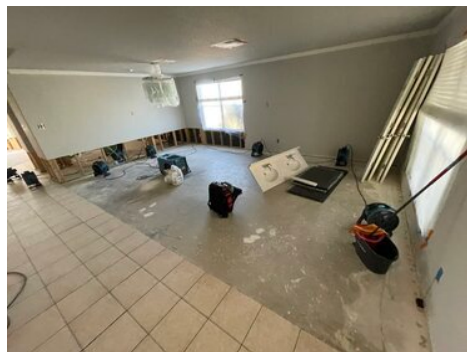
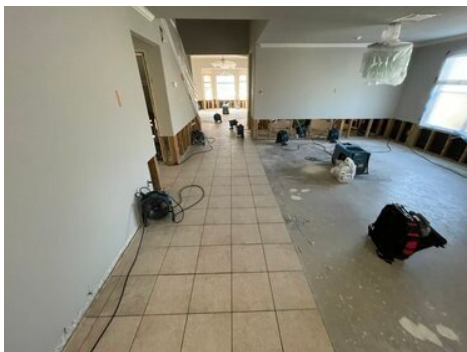
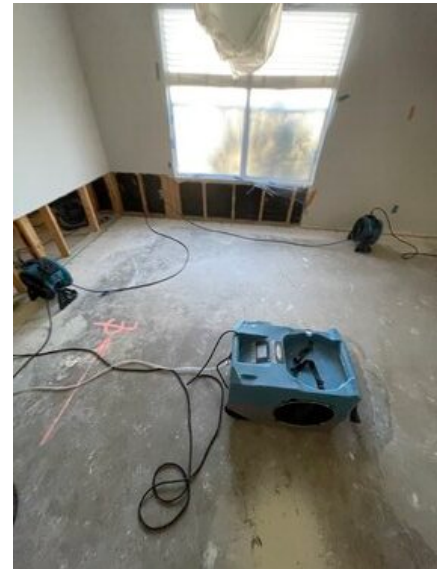
Equipment

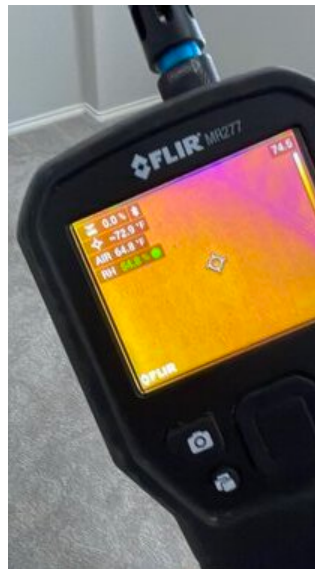
Name	Room	Temp	RH	GPP	GD
D-004	Utility	85 °F	22%	40.31	43.19
D-007	Kitchen	88 °F	22%	44.4	3.64
D-002	Living room	88 °F	22%	44.4	5.75
D-006	Living room	88 °F	23%	46.44	3.71
D-003	Master bed	89 °F	22%	45.84	10.66

Visit Photos











Visit 3 - Downstairs

Date of Visit: 04/7/2025

Notes	Temp	RH	GPP
Adjusted Fans, Dehus and applied antimicrobial on all surfaces	78 °F	37%	54.18

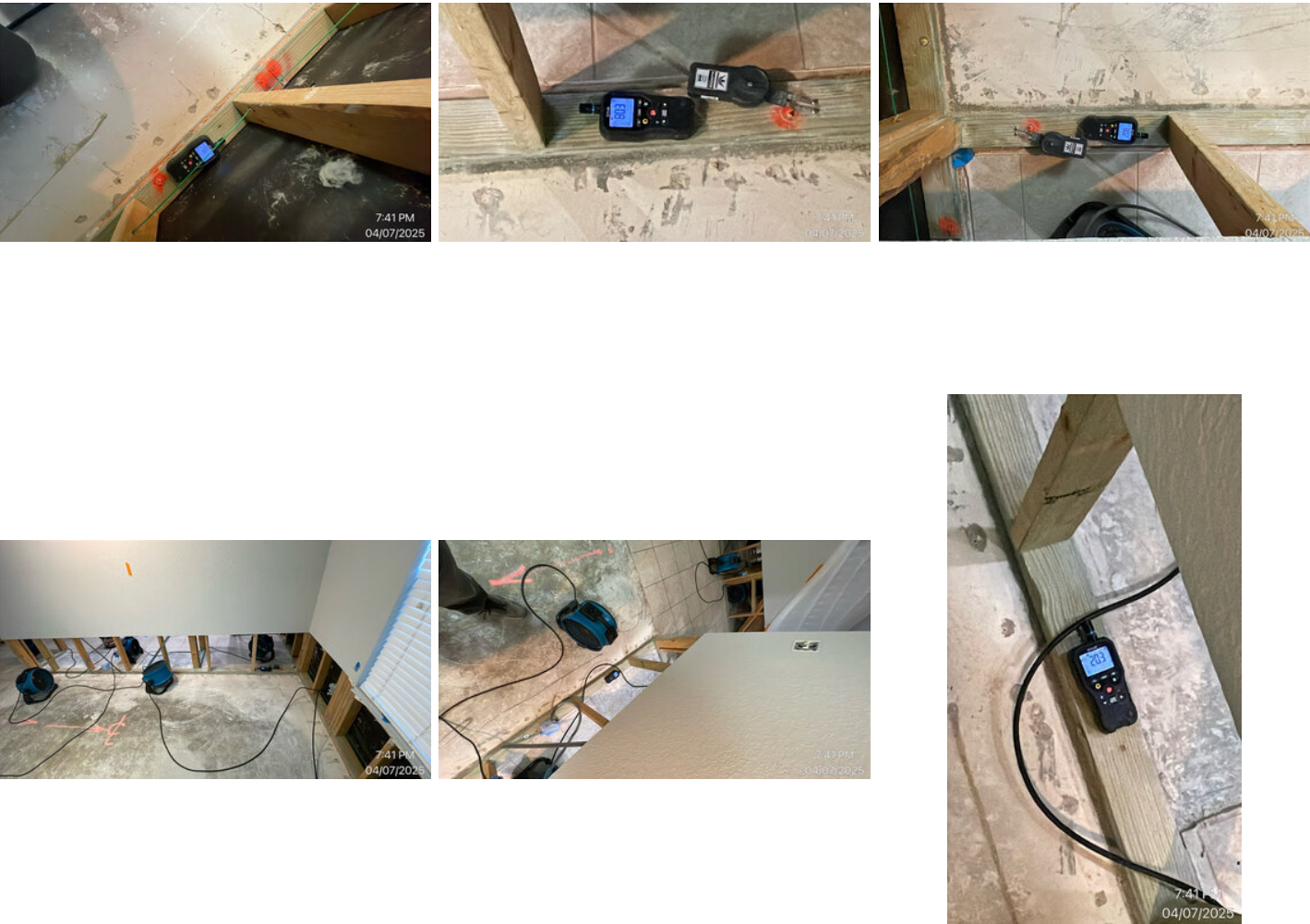
Moisture Points

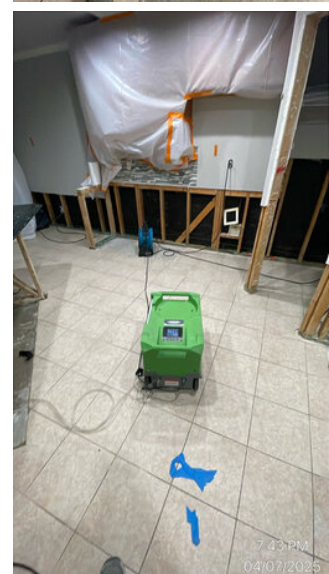
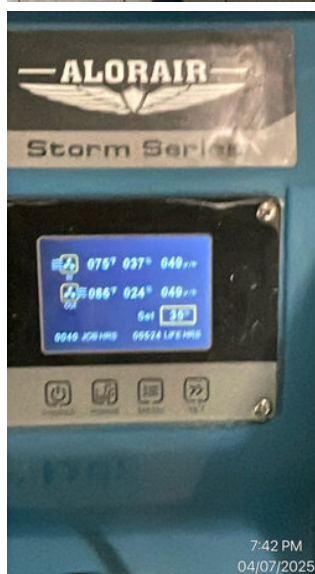
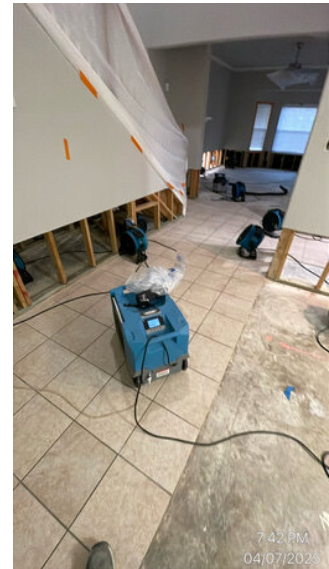
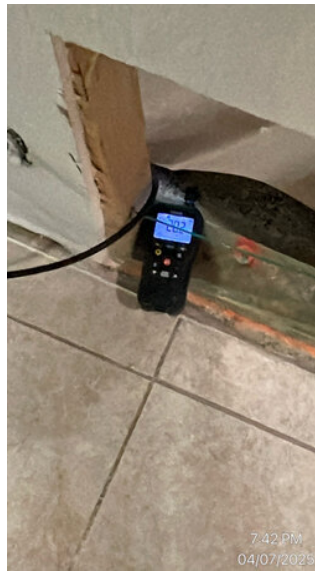
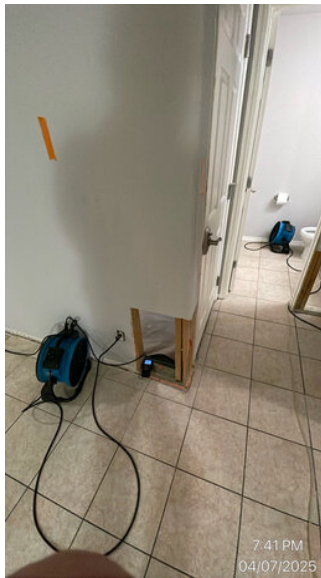
Name	Room	Visit 2	Visit 3	% Change
3 Pantry Front Living Room	Entry/front living room	31	30	3.23%
7 Island Hallway	Kitchen	25	21	16%
Dining Room	Living room	19	22	-15.79%
8 Master Bedroom	Master bed	34	-	-
4 Pantry Kitchen	Pantry	25	26	-4%
4 Under Stair Utility Room	Utility	18	18	0%
2 Master Bathroom	Master bathroom	40	-	-

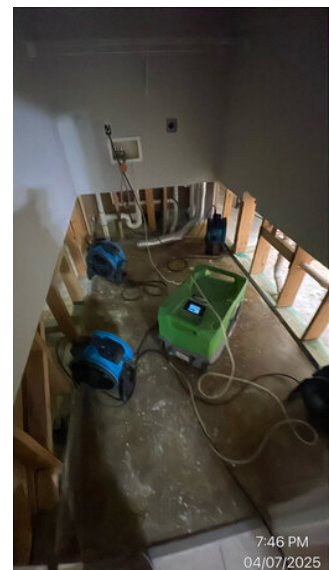
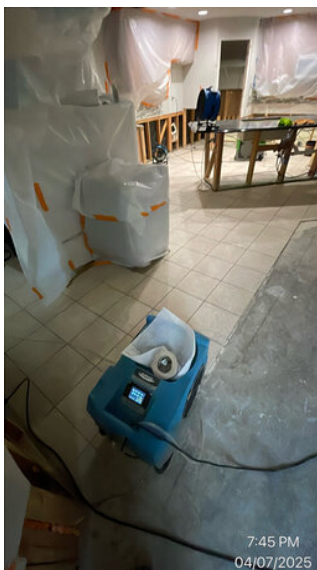
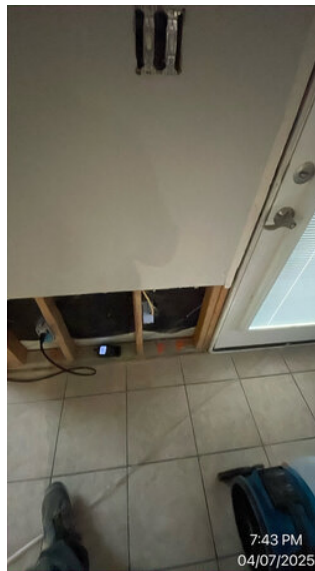
Equipment

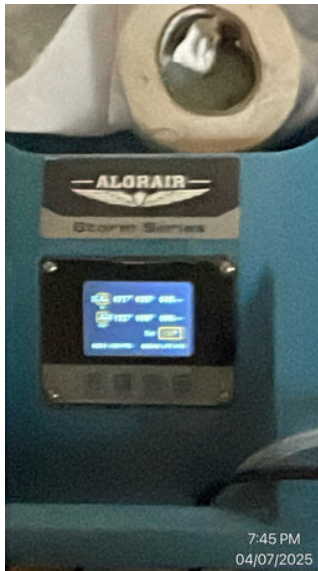
Name	Room	Temp	RH	GPP	GD
D-006	Living room	88 °F	26%	52.57	-3.58
D-003	Master bed	87 °F	24%	46.95	7.23
D-004	Utility	87 °F	26%	50.91	-2.81
D-002	Living room	89 °F	22%	45.84	-0.86

Visit Photos











Visit 4 - Downstairs

Date of Visit: 04/8/2025

Notes	Temp	RH	GPP
Moved around A few fans, Checked with my Pin probe By the window in the front living room reading is 12	77 °F	37%	52.39
Checked areas not monitored by the Drylink Meters @ Bace plate Between the living room and the kitchen where the stove was @16 By the garage/ front living room@ 13 Hallway bathroom@ 16 Under stair @13 Island Between @14 and 15 Exterior wall dining room by the kitchen still showing 100% Rear exterior wall in the dining room @20 Living room exterior rear wall @15 Fireplace @14 Entry master Bed @20 Water closet @18 Master bath @25 Master closet @13 Utility room By stairs @15 Utility room by bathroom @20			

Moisture Points

Name	Room	Visit 3	Visit 4	% Change
3 Pantry Front Living Room	Entry/front living room	30	35.4	-18%
7 Island Hallway	Kitchen	21	17	19.05%
Dining Room	Living room	22	23	-4.55%
8 Master Bedroom	Master bed	-	32	-
4 Pantry Kitchen	Pantry	26	17	34.62%
4 Under Stair Utility Room	Utility	18	20	-11.11%



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04/16/2025

2 Master Bathroom	Master bathroom	-	22	-
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Equipment

Name	Room	Temp	RH	GPP	GD
D-007	Kitchen	86 °F	22%	41.64	-3.34
D-002	Living room	96 °F	11%	28.37	21.61
D-006	Entry/front living room	89 °F	24%	50.05	1.52
D-004	Utility	96 °F	19%	49.24	-2.42
D-003	Master bathroom	93 °F	21%	49.62	2.08

Reading Images



3 Pantry Front Living Room



D-007



D-004



D-003



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Created On
04/16/2025



Visit 5 - Downstairs

Date of Visit: 04/9/2025

Notes	Temp	RH	GPP
Adjusted fans and took readings	85 °F	32.7%	60.19

Need to check the Dining room dehumidifier sensor its working properly, but the readings on the displayer off I took the readings are off and showing 122° and 12% output I checked it with my meter I recorded the readings off of MR277 Meter

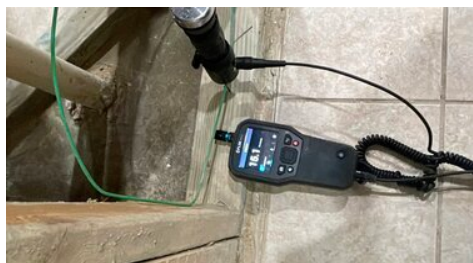
Moisture Points

Name	Room	Visit 4	Visit 5	% Change
3 Pantry Front Living Room	Entry/front living room	35.4	27	23.73%
7 Island Hallway	Kitchen	17	15.2	10.59%
Dining Room	Living room	23	20	13.04%
8 Master Bedroom	Master bed	32	18.7	41.56%
4 Pantry Kitchen	Pantry	17	15	11.76%
4 Under Stair Utility Room	Utility	20	18.9	5.5%
2 Master Bathroom	Master bathroom	22	20	9.09%

Equipment

Name	Room	Temp	RH	GPP	GD
D-006	Entry/front living room	91 °F	23%	51.09	4
D-007	Kitchen	93 °F	19%	44.85	3.48
D-003	Master bathroom	93 °F	22%	52.02	1.38
D-004	Utility	91 °F	24%	53.33	-1.63
D-002	Living room	88 °F	21%	42.36	12.72

Reading Images



7 Island Hallway



8 Master Bedroom



4 Under Stair Utility Room



3 Pantry Front Living Room



4 Pantry Kitchen



D-006

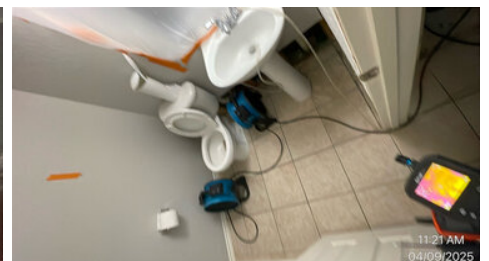
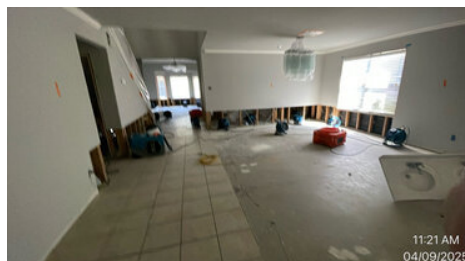
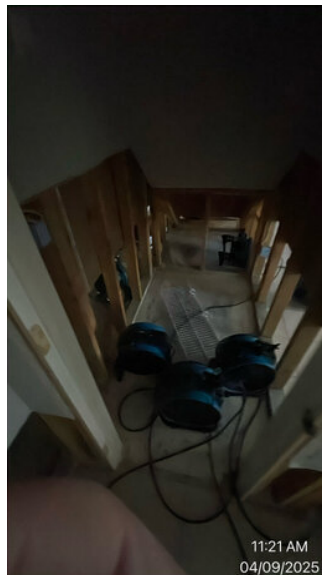


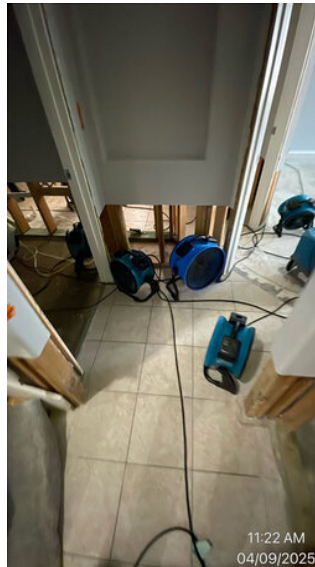
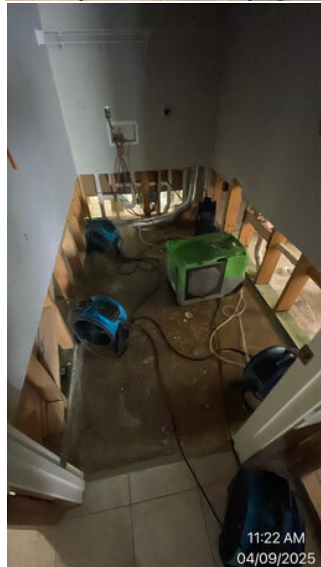
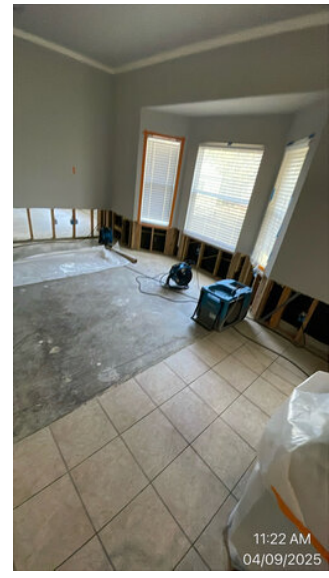
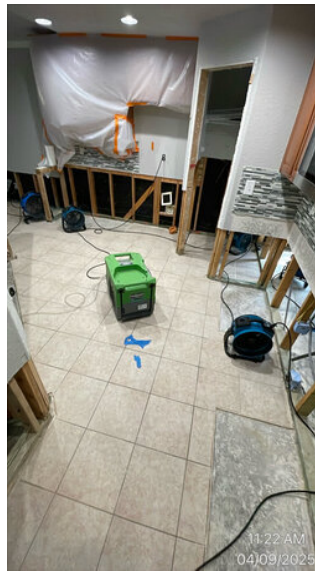
D-003



D-004

Visit Photos







Visit 6 - Downstairs

Date of Visit: 04/10/2025

Notes	Temp	RH	GPP
Adjusted fans and took readings	89 °F	35%	73.38

Moisture Points

Name	Room	Visit 5	Visit 6	% Change
3 Pantry Front Living Room	Entry/front living room	27	27	0%
7 Island Hallway	Kitchen	15.2	18	-18.42%
Dining Room	Living room	20	15	25%
8 Master Bedroom	Master bed	18.7	16	14.44%
4 Pantry Kitchen	Pantry	15	17	-13.33%
4 Under Stair Utility Room	Utility	18.9	17	10.05%
2 Master Bathroom	Master bathroom	20	20	0%

Equipment

Name	Room	Temp	RH	GPP	GD
D-006	Entry/front living room	98 °F	23%	63.57	-2.74
D-007	Kitchen	100 °F	17%	49.77	5.11
D-002	Living room	99 °F	18%	51.14	11.68
D-003	Master bathroom	93 °F	21%	49.62	9.22
D-004	Utility	104 °F	12%	39.5	15.37

Reading Images



D-006



D-003

D-007



D-004

D-002



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Created On
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Visit 7 - Downstairs

Date of Visit: 04/11/2025

Notes	Temp	RH	GPP
A few more days of drying checked all dehumidifiers and fans and repositioned for optimal drying	96 °F	31%	80.92

Moisture Points

Name	Room	Visit 6	Visit 7	% Change
3 Pantry Front Living Room	Entry/front living room	27	22	18.52%
7 Island Hallway	Kitchen	18	18	0%
Dining Room	Living room	15	16	-6.67%
8 Master Bedroom	Master bed	16	14	12.5%
4 Pantry Kitchen	Pantry	17	21	-23.53%
4 Under Stair Utility Room	Utility	17	16	5.88%
2 Master Bathroom	Master bathroom	20	19	5%

Equipment

Name	Room	Temp	RH	GPP	GD
D-007	Kitchen	107 °F	14%	50.48	10
D-006	Entry/front living room	104 °F	13%	42.83	28.57
D-004	Utility	113 °F	11%	47.17	17.86
D-002	Living room	100 °F	21%	61.64	11.65
D-003	Master bathroom	110 °F	11%	43.22	37.7

Reading Images



D-007



D-006

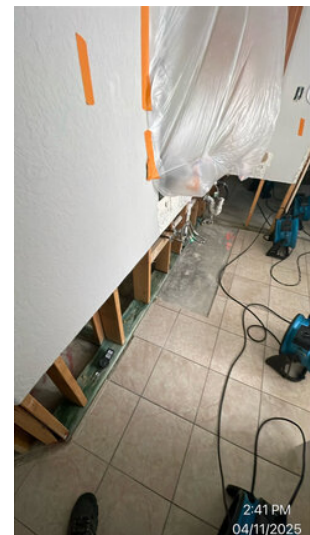
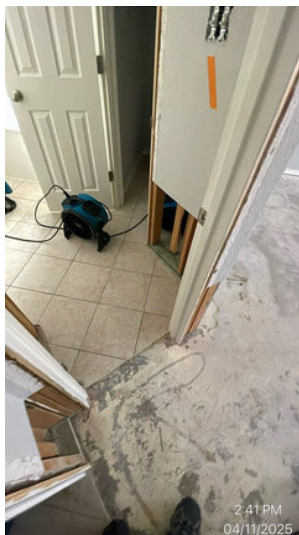
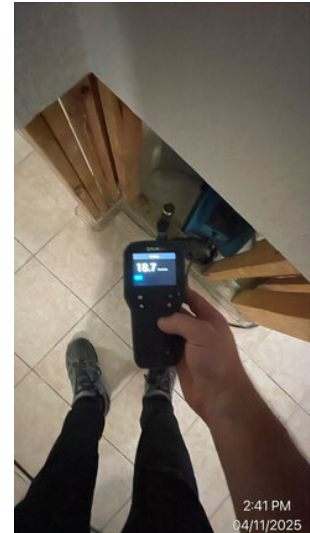
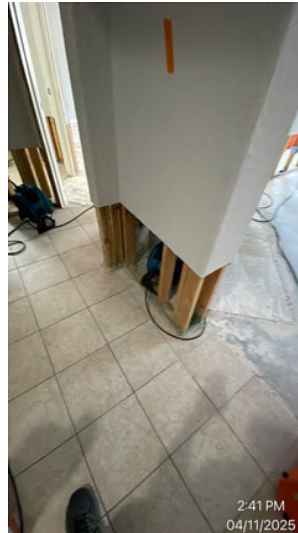
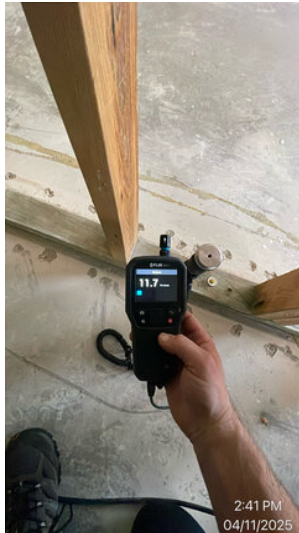
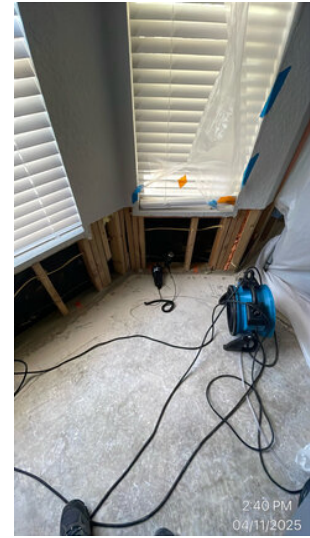
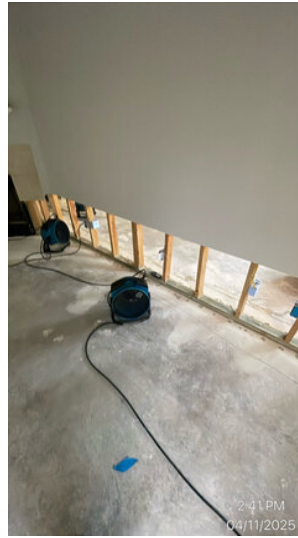


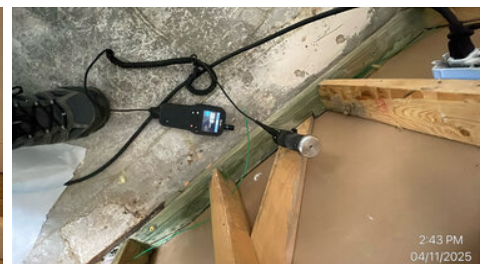
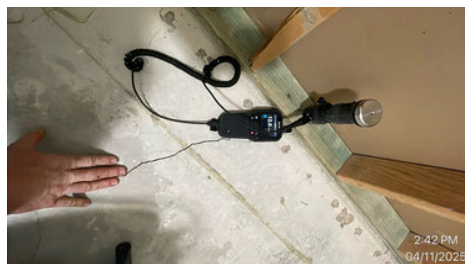
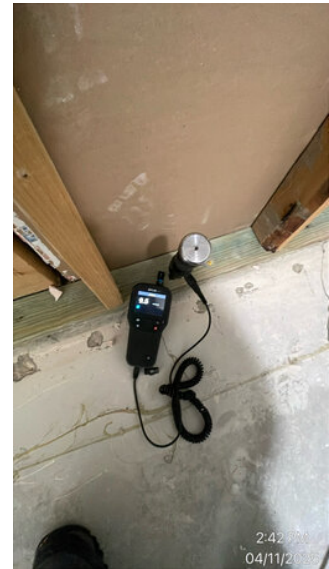
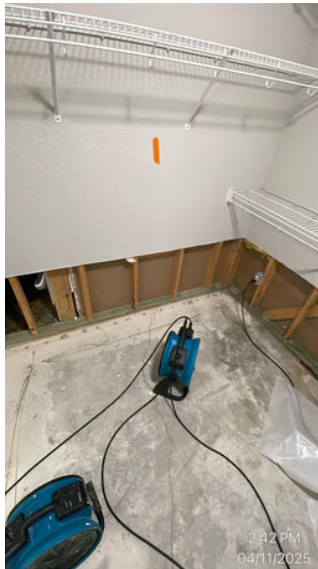
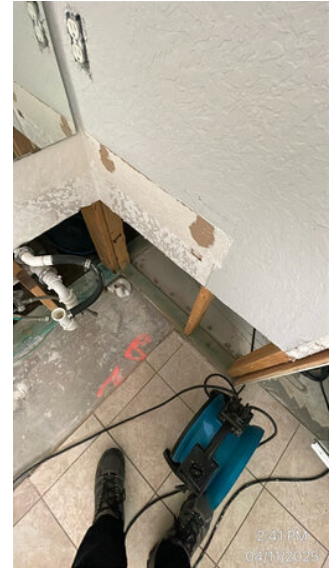
D-004

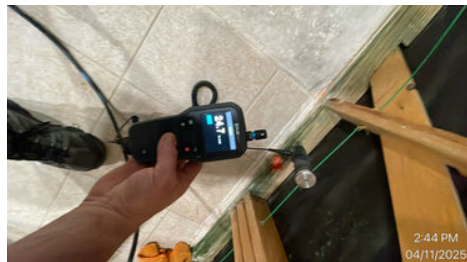
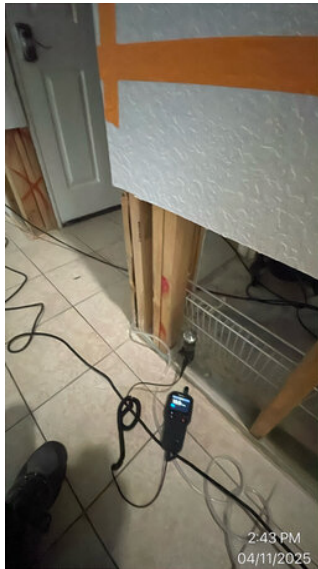
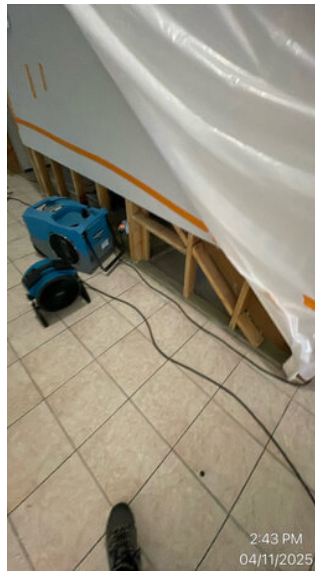


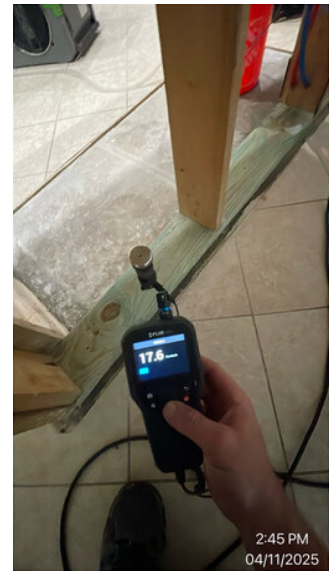
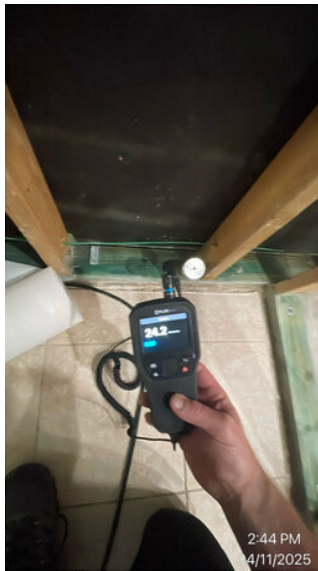
D-002

Visit Photos











Visit 8 - Downstairs

Date of Visit: 04/12/2025

Notes	Temp	RH	GPP
I was taking my measurements. I took note of the stairway area. Within the house, there was still a And they were staining Stairway wall trim I took a Moisture measurement of 40+ percent I realize it was MDF is not solid wood, which means it needed to come out due to the staining and the moisture content that was in it in the swelling.	94 °F	31%	76.01
To do this min disassembling all of the trim areas working to try to not damage anything that was not already damaged at the end of the day it means that It will need to be redone all the way up to the second floor. Uploaded photos			

Moisture Points

Name	Room	Visit 7	Visit 8	% Change
3 Pantry Front Living Room	Entry/front living room	22	15	31.82%
7 Island Hallway	Kitchen	18	15	16.67%
Dining Room	Living room	16	14	12.5%
8 Master Bedroom	Master bed	14	16	-14.29%
4 Pantry Kitchen	Pantry	21	15	28.57%
4 Under Stair Utility Room	Utility	16	12	25%
2 Master Bathroom	Master bathroom	19	15	21.05%

Equipment

Name	Room	Temp	RH	GPP	GD
D-007	Kitchen	113 °F	11%	47.17	11.5
D-002	Living room	107 °F	20%	72.48	-2.16
D-004	Utility	111 °F	12%	48.59	14.98
D-006	Entry/front living room	100 °F	14%	40.9	28.24
D-003	Master bathroom	100 °F	14%	40.9	28.24

Reading Images



D-007

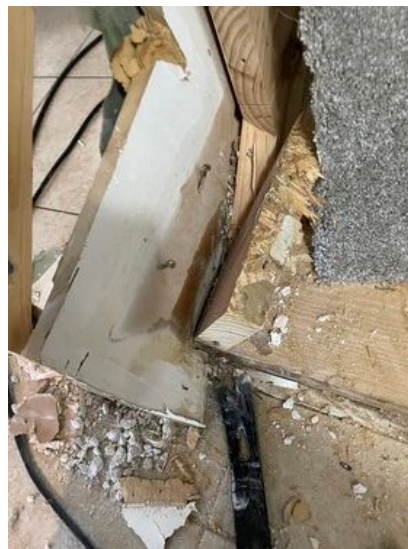


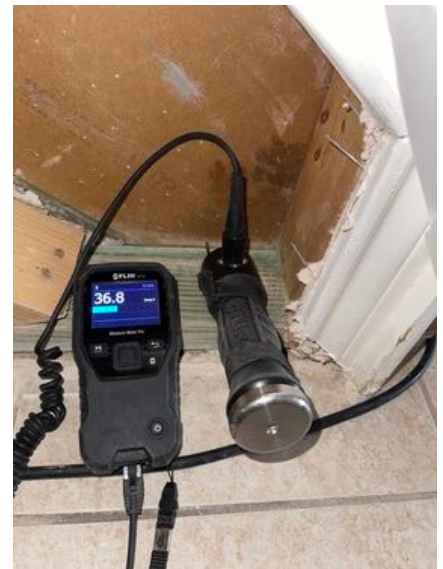
D-002



D-004

Visit Photos







Visit 9 - Downstairs

Date of Visit: 04/13/2025

No notes were taken during this visit

Temp

RH

GPP

92 °F

31%

71.36

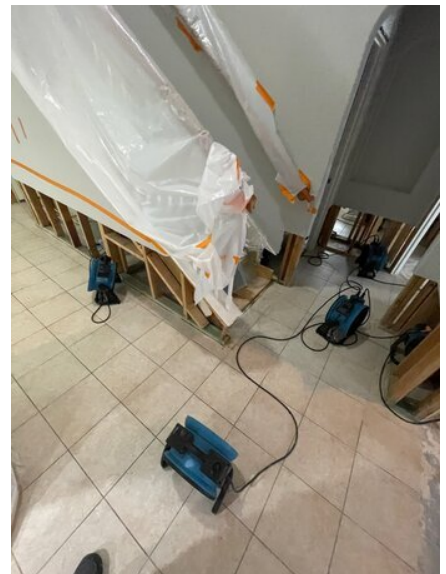
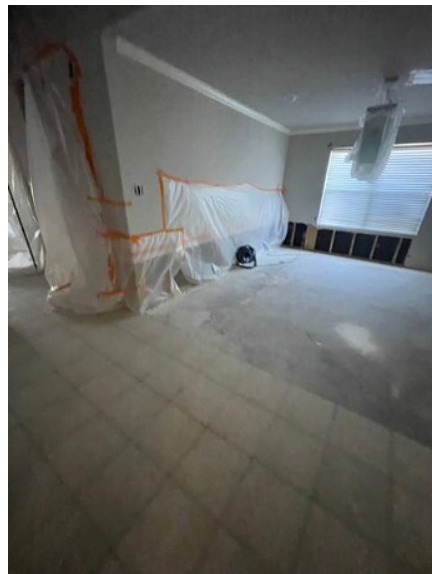
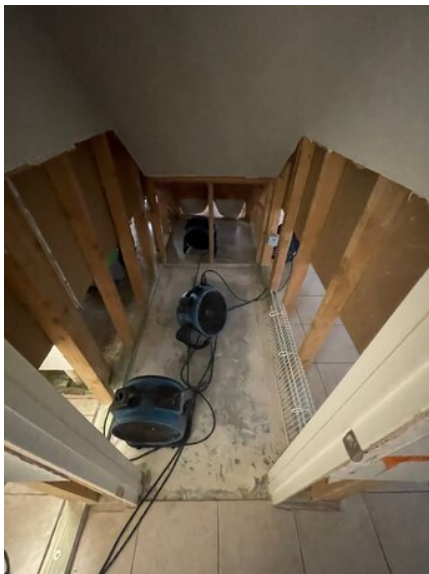
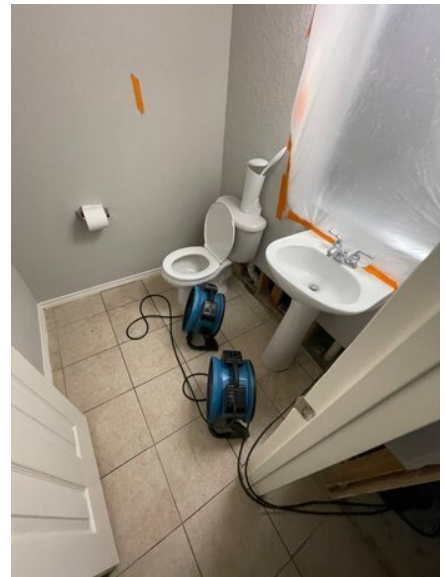
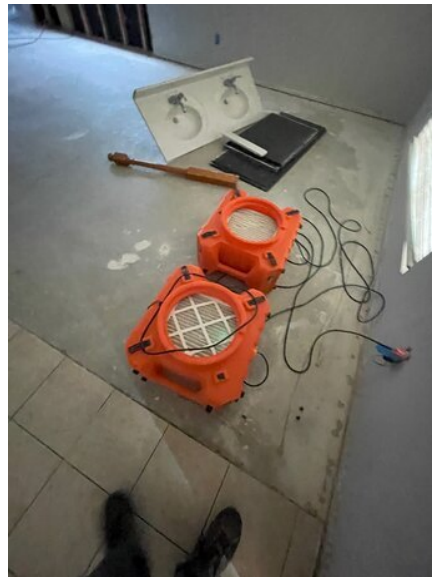
Moisture Points

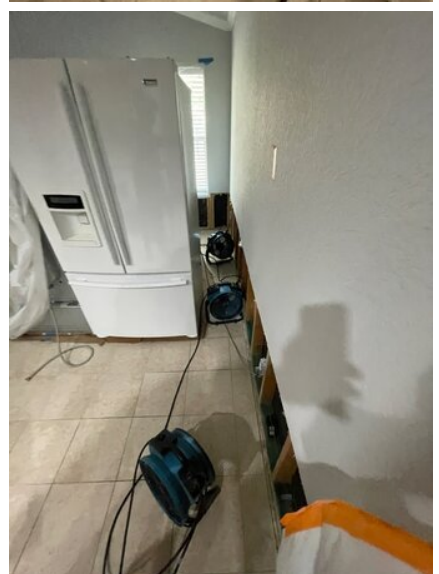
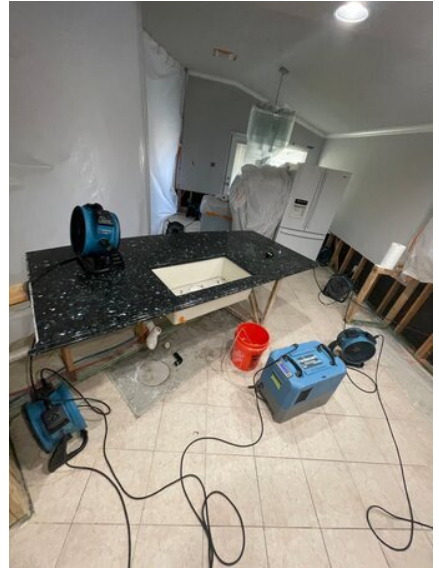
Name	Room	Visit 8	Visit 9	% Change
3 Pantry Front Living Room	Entry/front living room	15	13	13.33%
7 Island Hallway	Kitchen	15	12	20%
Dining Room	Living room	14	12	14.29%
8 Master Bedroom	Master bed	16	12	25%
4 Pantry Kitchen	Pantry	15	13	13.33%
4 Under Stair Utility Room	Utility	12	12	0%
2 Master Bathroom	Master bathroom	15	15	0%

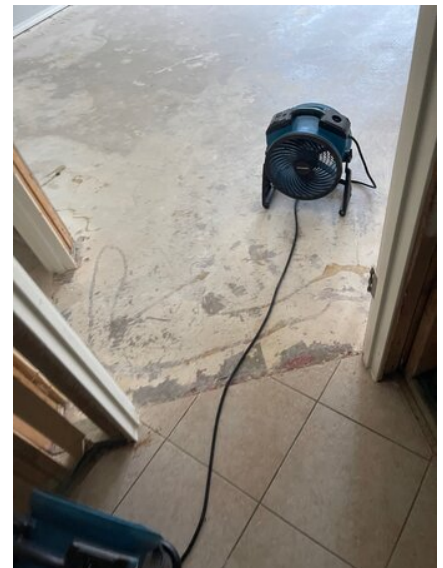
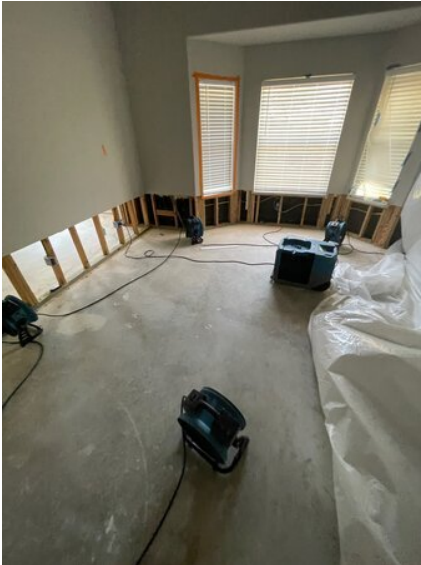
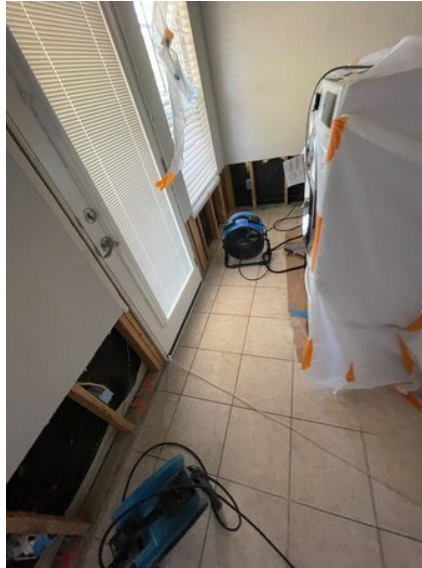
Equipment

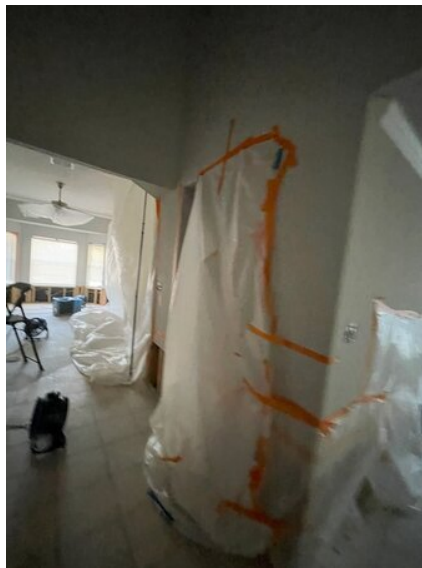
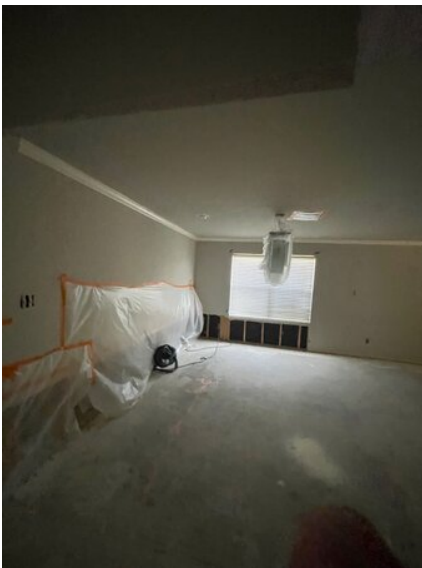
Name	Room	Temp	RH	GPP	GD
D-007	Kitchen	105 °F	15%	51	21.96
D-002	Living room	100 °F	22%	64.62	2.25
D-004	Utility	102 °F	18%	56.04	4.59
D-006	Entry/front living room	100 °F	14%	40.9	30.46
D-003	Master bathroom	101 °F	17%	51.3	20.06

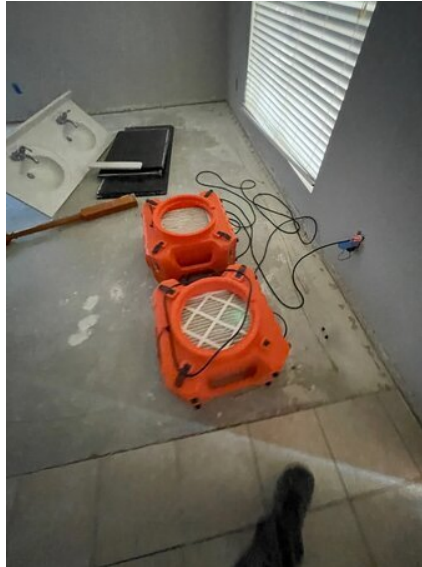
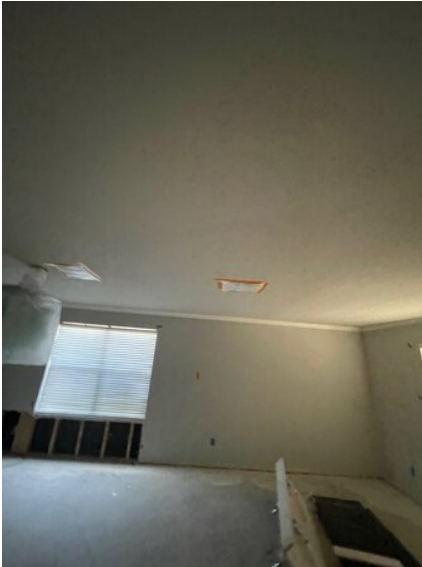
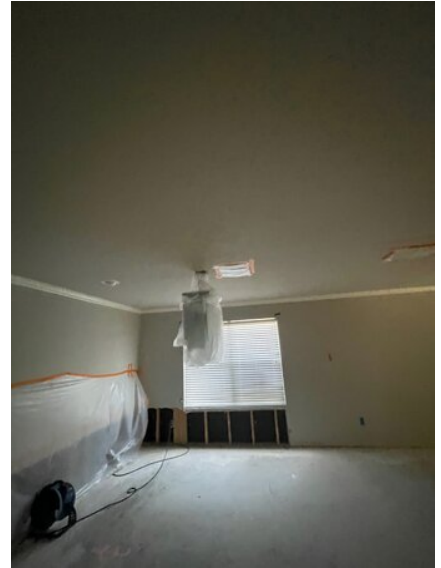
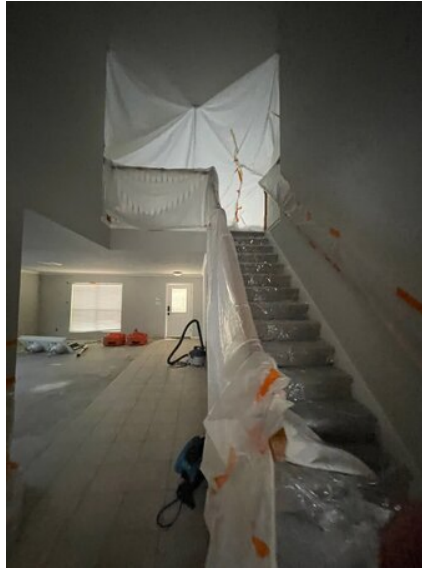
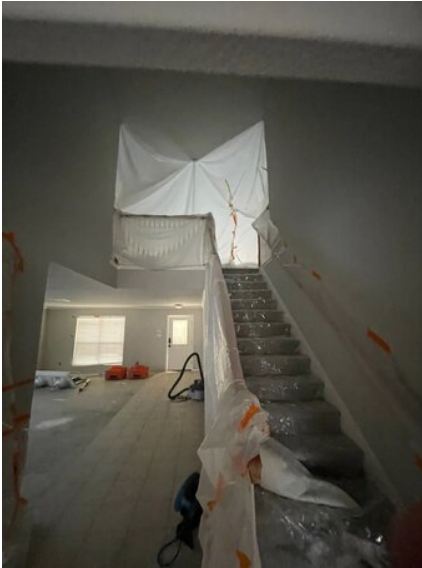
Visit Photos











Visit 10 - Downstairs

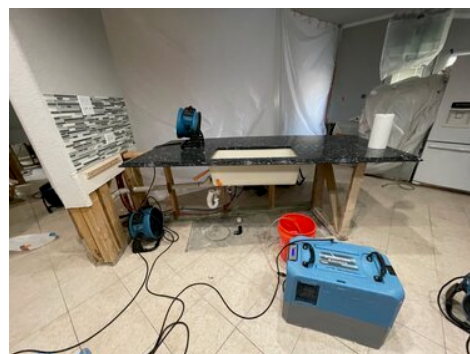
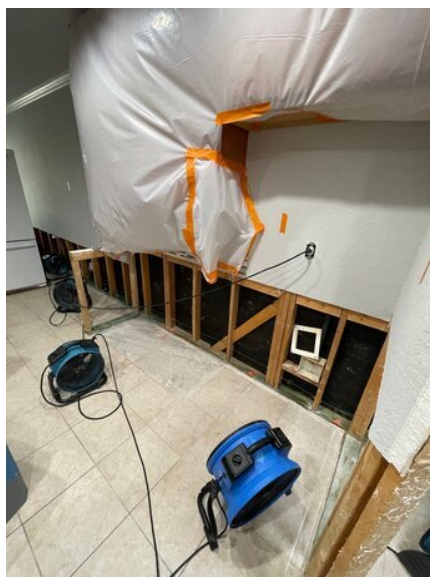
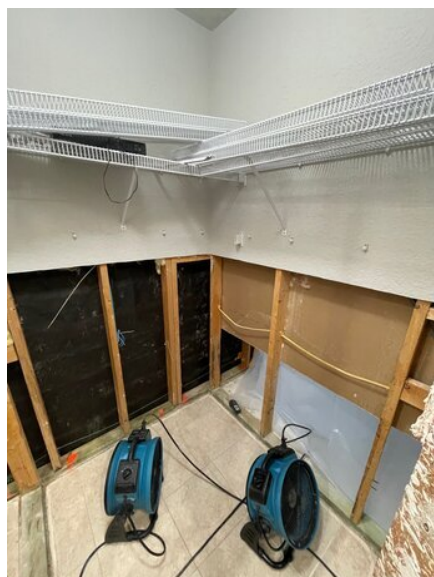
Date of Visit: 04/14/2025

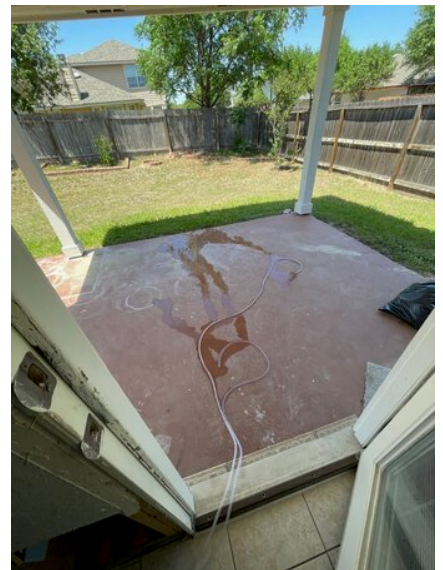
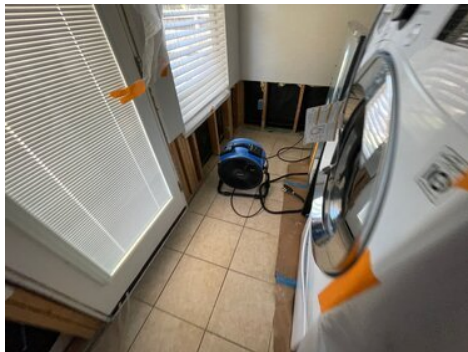
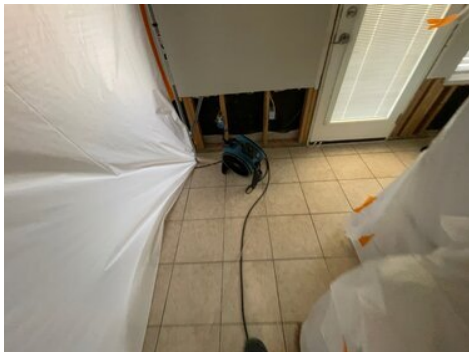
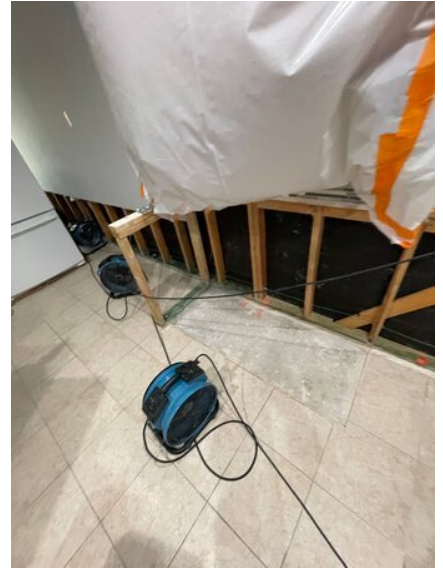
Notes	Temp	RH	GPP
took readings throughout the house and we were within the tolerance of our standard. Packed up equipment and removed equipment. Informed Homeowner. Cleaned all tile floor with a neutral cleaner.	90 °F	28%	60.4

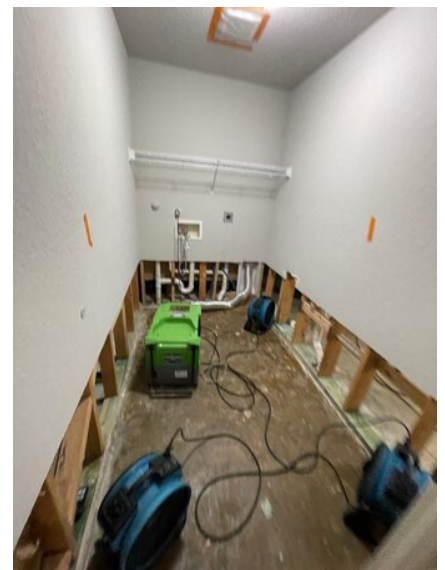
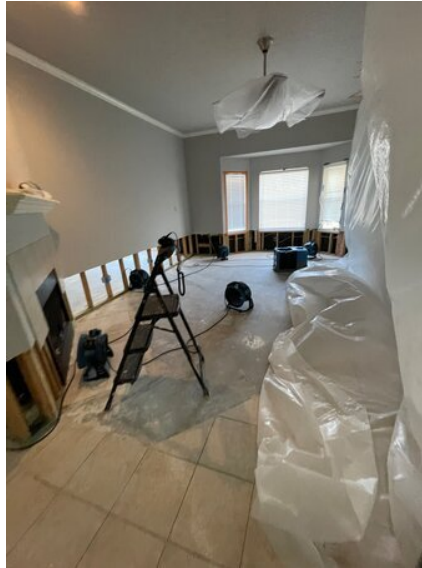
Moisture Points

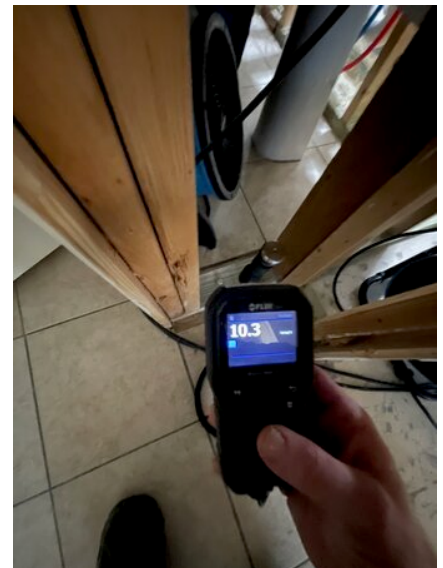
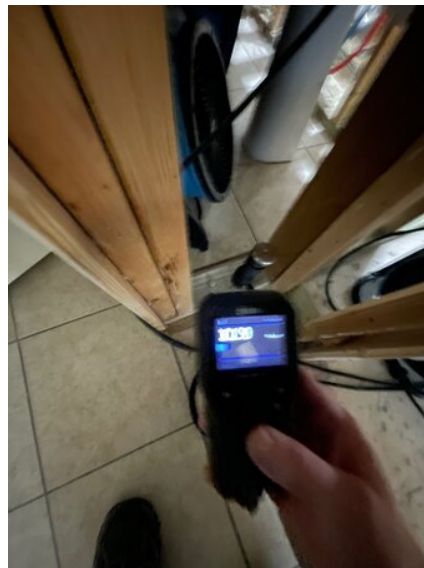
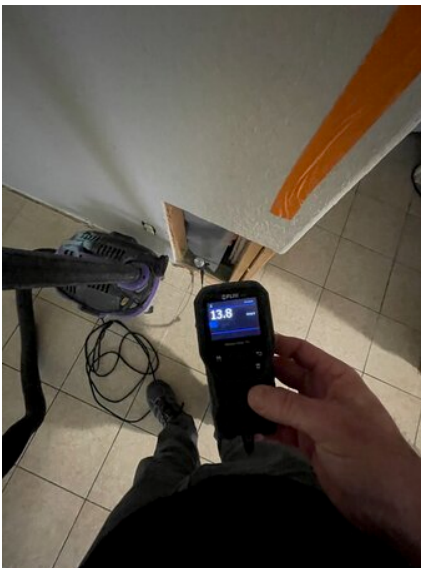
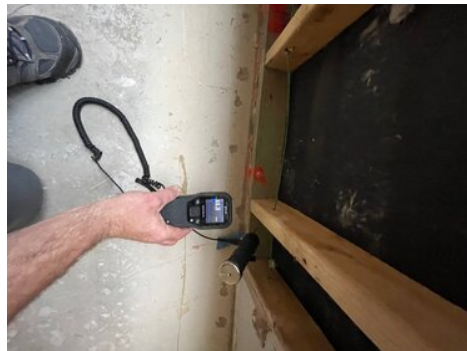
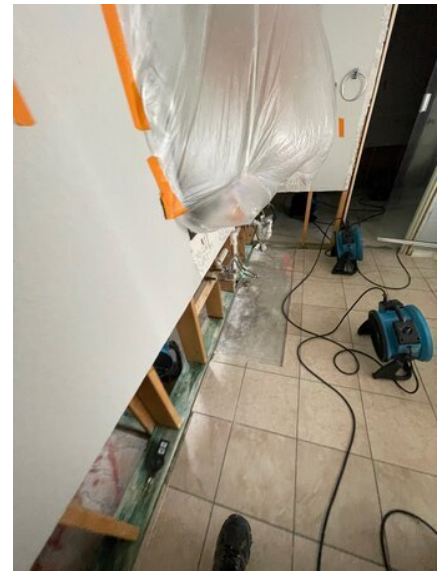
Name	Room	Visit 9	Visit 10	% Change
3 Pantry Front Living Room	Entry/front living room	13	10	23.08%
7 Island Hallway	Kitchen	12	10	16.67%
Dining Room	Living room	12	9	25%
8 Master Bedroom	Master bed	12	10.5	12.5%
4 Pantry Kitchen	Pantry	13	10.5	19.23%
4 Under Stair Utility Room	Utility	12	9	25%
2 Master Bathroom	Master bathroom	15	9.5	36.67%

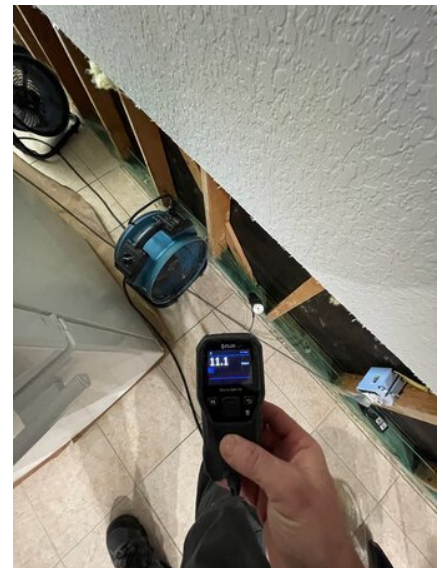
Visit Photos

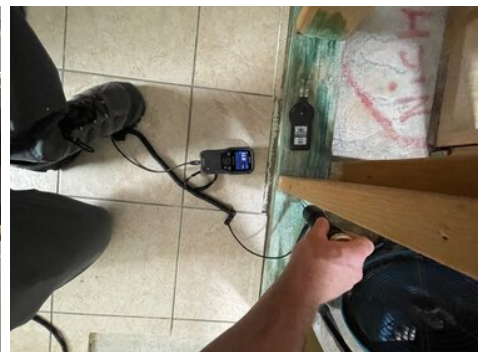
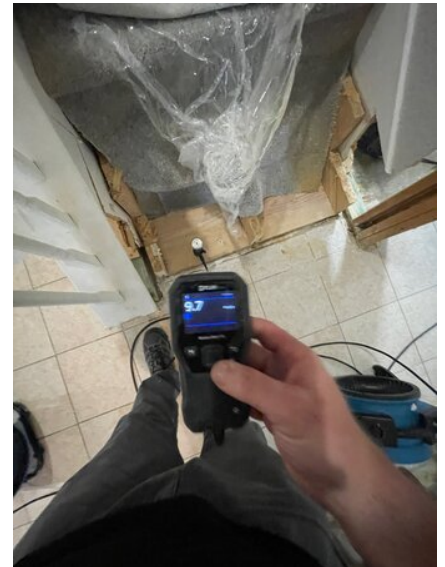




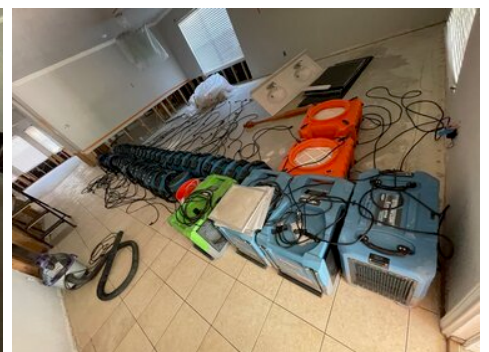
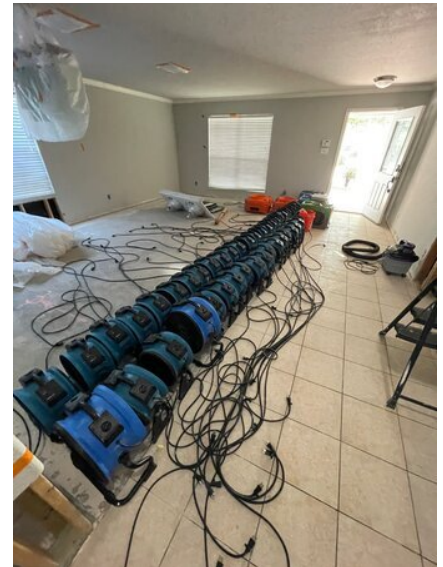


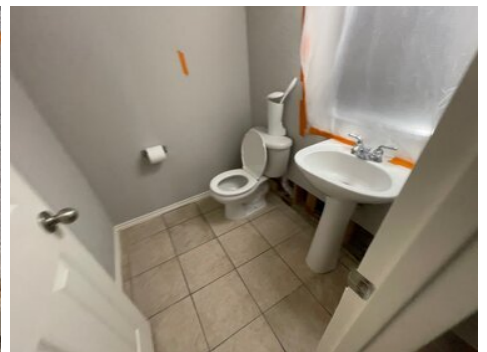
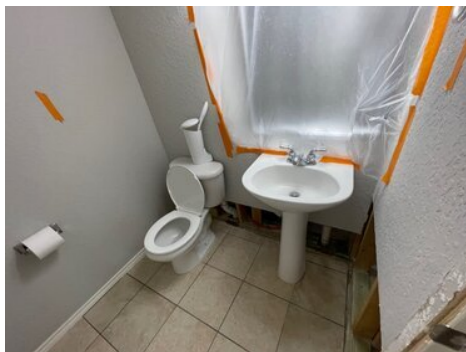
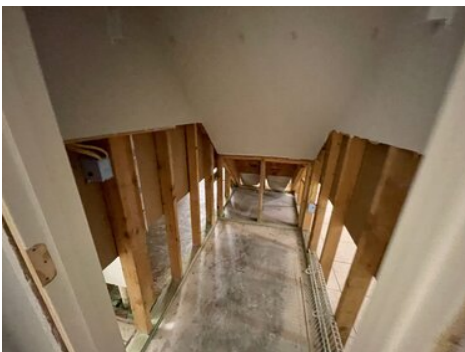
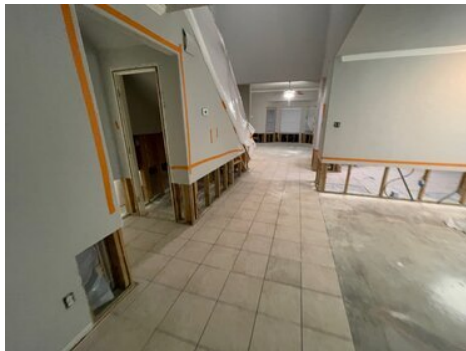
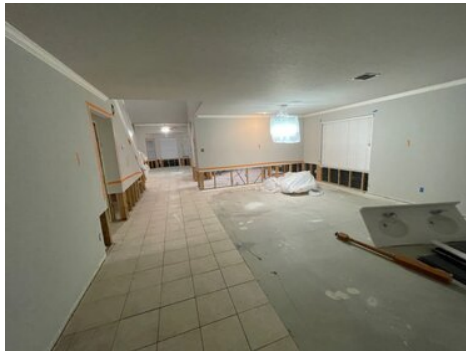


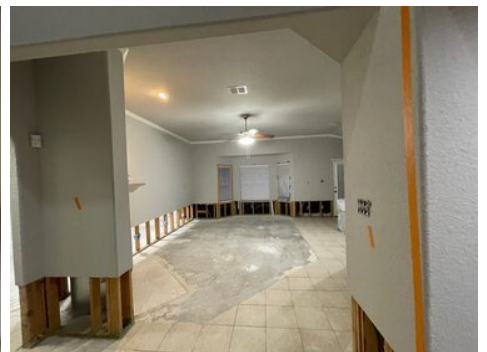
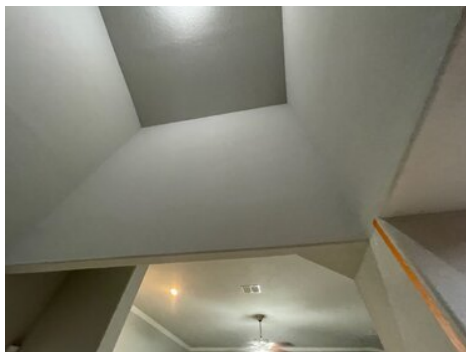
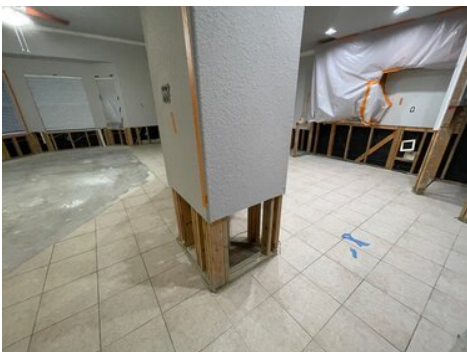


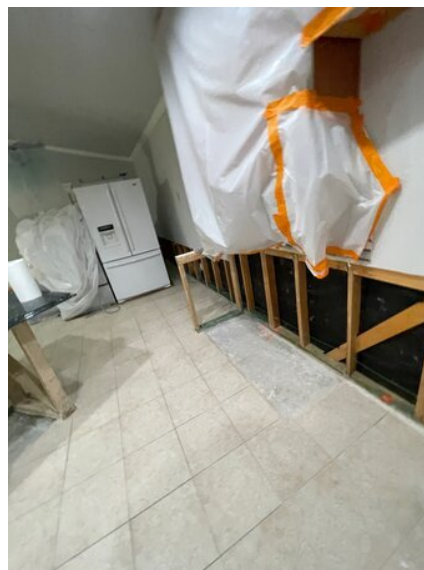


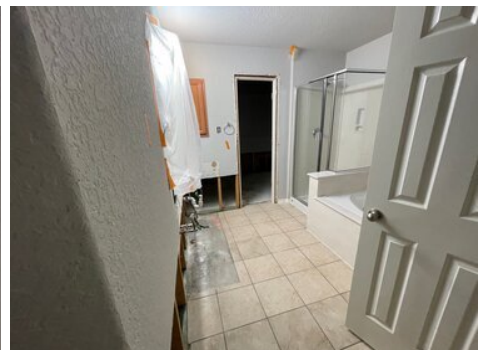
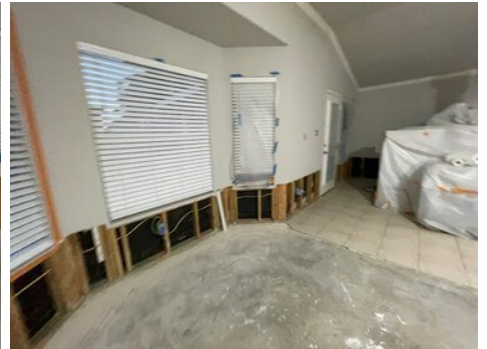






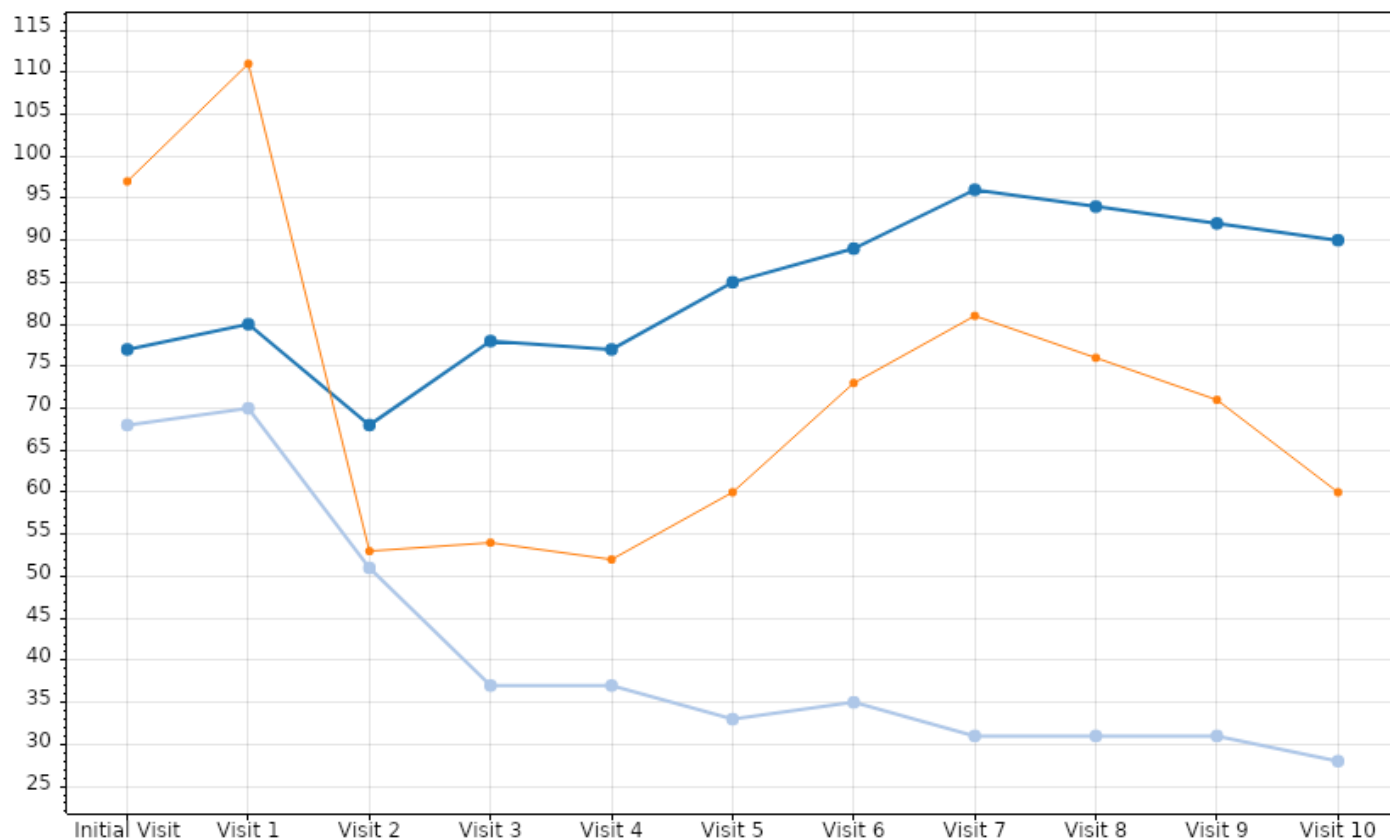






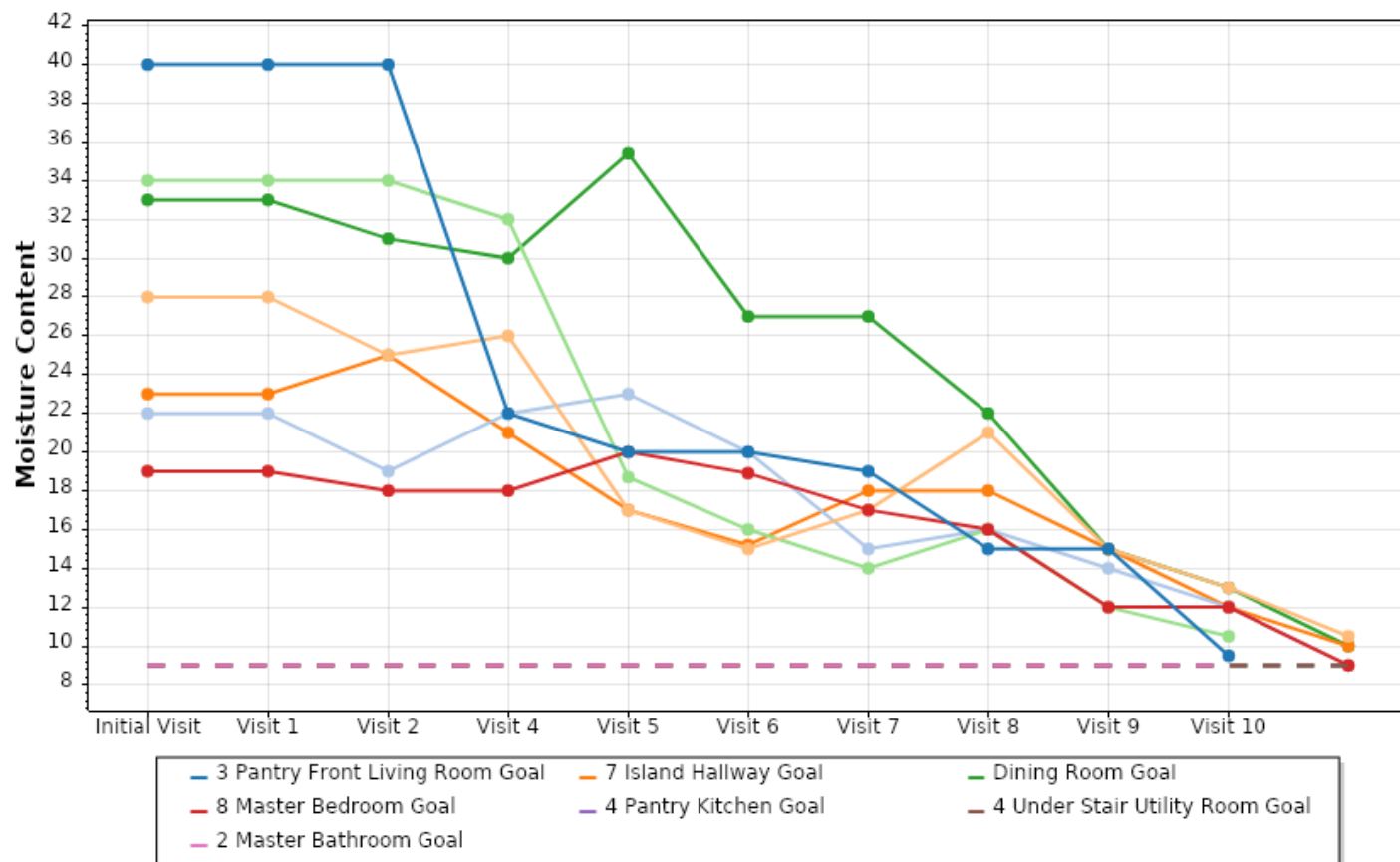


Downstairs - Ambient Readings



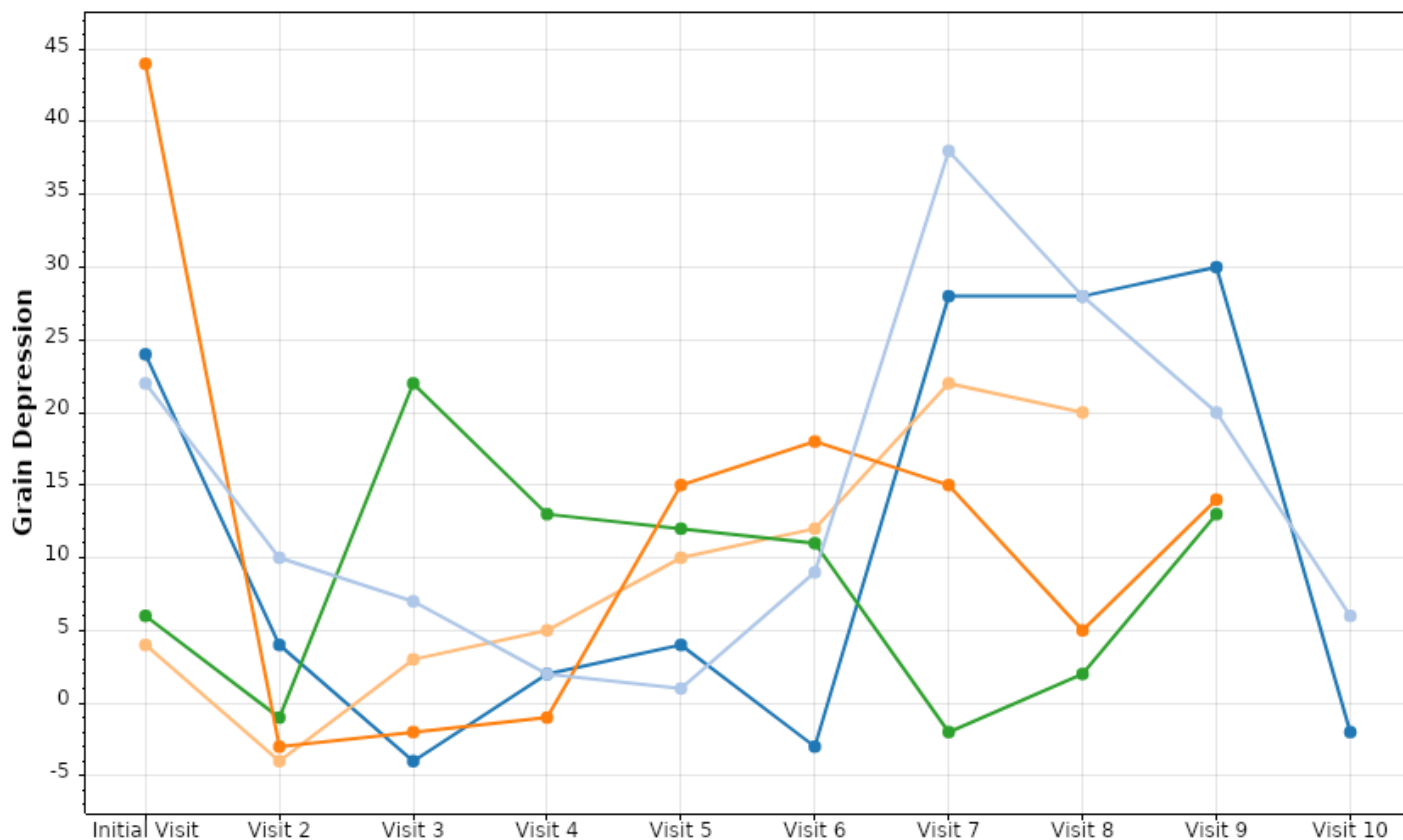
	Initial Visit	Visit 1	Visit 2	Visit 3	Visit 5	Visit 6	Visit 7	Visit 9	Visit 10
● Temp	77 °F	80 °F	68 °F	78 °F	85 °F	89 °F	96 °F	92 °F	90 °F
● RH	68%	70%	51%	37%	33%	35%	31%	31%	28%
● GPP	97	111	53	54	60	73	81	71	60

Downstairs - Moisture Content Readings

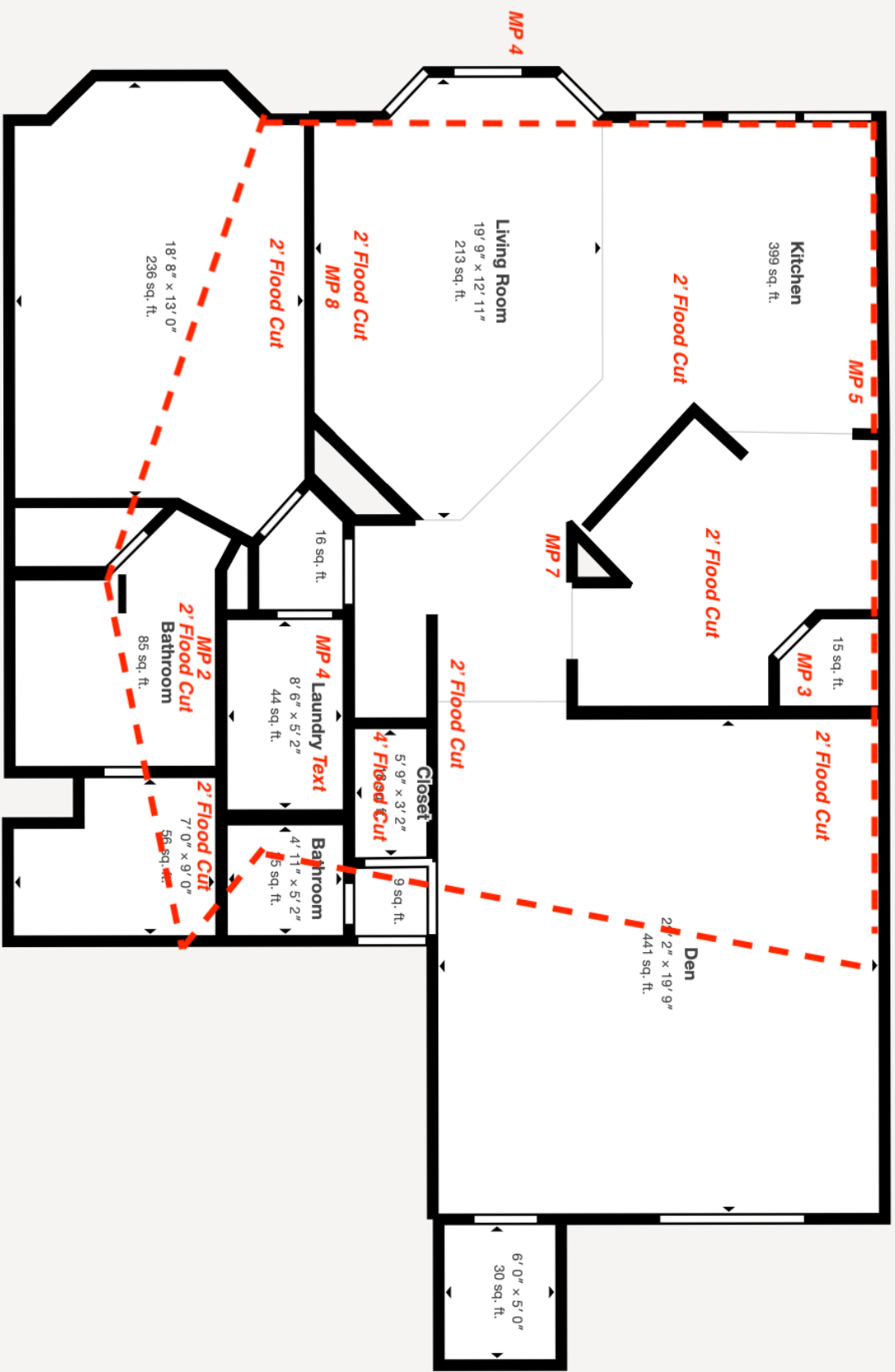


Name	Room	Initial Visit	Visit 1	Visit 2	Visit 5	Visit 6	Visit 7	Visit 9	Visit 10
3 Pantry Front Living Room	Entry/front living room	33	33	30	35.4	27	22	13	10
7 Island Hallway	Kitchen	23	23	21	17	18	18	12	10
Dining Room	Living room	22	22	22	23	15	16	12	9
8 Master Bedroom	Master bed	34	34	34	18.7	16	14	12	10.5
4 Pantry Kitchen	Pantry	28	28	26	17	17	21	13	10.5
4 Under Stair Utility Room	Utility	19	19	18	20	17	16	12	9
2 Master Bathroom	Master bathroom	40	40	40	20	20	19	15	9.5

Downstairs - Dehumidifier Readings

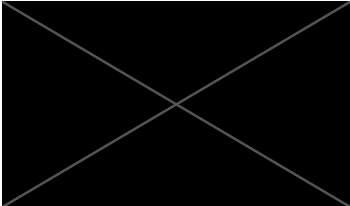


	N a	R o	Initial Visit	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7	Visit 8	Visit 9	Visit 10
	D	E	24	4	-4	2	4	-3	28	28	30	-2
	D	K	4	-4	3	5	10	12	22	20	-	-
	D - 0 0 2	Living room	6	-1	22	13	12	11	-2	2	13	-
	D	U	44	-3	-2	-1	15	18	15	5	14	-
	D	M	22	10	7	2	1	9	38	28	20	6





CUSTOMER'S CERTIFICATE OF COMPLETION AND SATISFACTION (TEXAS)

Customer(s):  Date: 4/15/2025

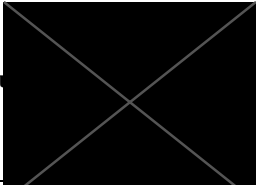
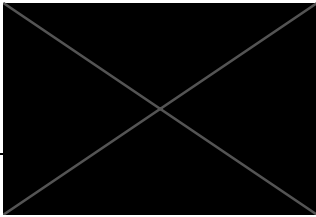
Address:  City/State/Zip: San Antonio, Texas 78266

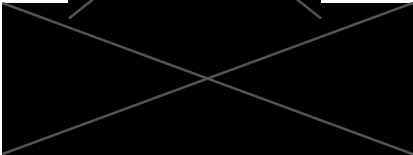
I have had an opportunity to walk the job site located at the above address and inspect the work area. A representative of Contractor has explained the work performed. I am aware of no unresolved problems associated with services performed by the Contractor.

All my questions have been answered to my satisfaction and Contractor's scope of work has been completed to my entire satisfaction.

I will promptly report any problems to Contractor in writing, and give Contractor a full and fair opportunity to address them.

I HAVE READ THIS CERTIFICATE AND AGREE THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT.

"C"  

 ☐ Customer's Agent Print Name, and Job Title

CERTIFICATE *of* SIGNATURE

REF. NUMBER
YIZNJ-QGW7J-63OWH-Y39DW

DOCUMENT COMPLETED BY ALL PARTIES ON
16 APR 2025 13:51:09 UTC

SIGNER

EMAIL
BEN@WTRRESTORATION.COM
SHARED VIA
LINK

TIMESTAMP

SENT
16 APR 2025 01:09:18 UTC
VIEWED
16 APR 2025 01:10:25 UTC
SIGNED
16 APR 2025 01:10:45 UTC

SIGNATURE



IP ADDRESS
12.74.211.70

EMAIL
DANPHAMDDS@GMAIL.COM
SHARED VIA
LINK

SENT
16 APR 2025 01:09:18 UTC
VIEWED
16 APR 2025 01:29:05 UTC
SIGNED
16 APR 2025 13:51:09 UTC



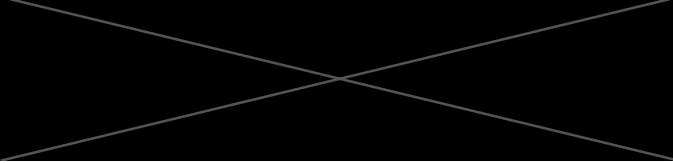
IP ADDRESS
172.125.225.135

LOCATION
SCHERTZ, UNITED STATES





Report for State Farm Insurance



Executive Summary

This report is for services performed at [REDACTED] residence from April 4 to April 14, 2025, totaling \$40,290.20 (Invoice: DAN_PHAM_-_ESR_FINAL_DRAFT_CON.pdf). The claim addresses a Category 3 water loss from a refrigerator supply line failure, affecting 12 downstairs rooms. The analysis verifies each line item against the Water Mitigation Report (Project Drybook [REDACTED].pdf) and confirms compliance with the IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration (5th Edition, 2021). Outdoor low temperatures in San Antonio, TX (April 4-14, 2025) are considered to contextualize drying efforts.

The invoice aligns with the report: approximately 120 gallons extracted, approximately 2,000 square feet affected, 41 air movers, 5 dehumidifiers, and 2 air scrubbers deployed (Report, p. 3, 7-11). Services comply with S500 standards for Category 3 mitigation, including extraction, demolition, containment, drying, antimicrobial application, and cleaning (S500, Sections 12.2-12.6). Conservative billing (for example, air scrubbers at 2 days vs. 10 days) minimizes disputes. Cold temperatures (42-47°F, April 6-8) justify extended equipment use (Report, p. 46).

On April 4, 2025, at approximately 3 PM, Dan Pham reported standing water (approximately half an inch deep) across 12 downstairs rooms due to a refrigerator supply line failure (Report, p. 3). WTR Restoration responded by 5 PM, initiating emergency mitigation through April 14, 2025. The loss was classified as Category 3 per IICRC S500 due to dwell time (more than 72 hours), high indoor humidity (68-80%), and contact with porous materials (Report, p. 3; S500, Section 12.2.1, p. 60). The invoice totals \$40,290.20, including \$106.44 in taxes, \$3,348.58 overhead, and \$3,348.58 profit (Invoice, p. 14).

Environmental Context (San Antonio, TX, AccuWeather)

April 4: 76°F (warm, 68% RH, Report, p. 11)
April 5: 53°F
April 6: 47°F (cold, slowed evaporation)
April 7: 42°F (coldest, increased dehumidifier load)
April 8: 43°F
April 9: 51°F
April 10: 53°F
April 11: 59°F

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April 12: 59°F

April 13: 61°F

April 14: 64°F

Impact: Cold nights (42-47°F, April 6-8) necessitated robust drying equipment to achieve 9% moisture content (Report, p. 94; S500, Section 12.5.1, p. 66).

Invoice Overview

Total Amount: \$40,290.20

Scope: Emergency mitigation for 12 rooms: Front Living Area, Under Stairway, Hall Bathroom, Garage, Kitchen, Hallway, Pantry, Living Room, Laundry Room, Master Bedroom, Master Bath/WC, Master Bath Closet

Key Activities:

Extraction: approximately 120 gallons (Report, p. 3)

Demolition: Carpet, pad, drywall (2-4 ft cuts), baseboards, cabinetry (Report, p. 4)

Containment: Barriers for upstairs and affected areas (Report, p. 3)

Drying: 41 air movers, 5 dehumidifiers, 2 air scrubbers (Report, p. 7-9)

Antimicrobial: Applied to mitigate microbial growth (Report, p. 46)

Cleaning: Tile floors cleaned April 14 (Report, p. 80)

Billing Notes

After-hours rates apply (5 PM start, weekend work, Report, p. 3). Overhead and profit (20%) reflect Category 3 complexity. Uses TXSA8X_APR25 price list.

Labor and Service Charges

Item 1: Emergency Service Call - During Business Hours

Charge: 1 EA at \$175.89 = \$211.07 (includes \$35.18 O&P)

Description: Initial response, April 4, 2025 (Invoice, p. 2)

Report Reference: Visit from 5:23 PM to 10:25 PM, extracted approximately 120 gallons (Report, p. 3, 7)

IICRC S500: Section 10.1 mandates prompt response to prevent microbial growth within 48-72 hours (S500, p. 48, 60)

Verification: 3 PM call, 5 PM arrival (2-hour window). Six-hour visit extracted 120 gallons using a portable extractor. "Business hours" label is noted, though work extended past 5 PM, justifying after-hours rate.

Temperature Context: 76°F and 68% RH required immediate action

Item 2: Cleaning and Remediation - Supervisory - After Hours

Charge: 7 HR at \$99.03 = \$831.85 (includes \$138.64 O&P)

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Description: 7 hours (3 hr Friday, 2 hr Saturday, 2 hr Sunday) for client management, containment setup, and IICRC compliance

Report Reference: Visit 1 (April 5, 14 hr), Visit 2 (April 6, 2 hr) involved demo, containment, and supervision. Stairwell/upstairs containment noted.

IICRC S500: Section 10.2 requires supervisory oversight for coordination and safety. Section 10.3.1 allows after-hours rates.

Verification: 7 hours align with initial visits (6 hr April 4, 14 hr April 5, 2 hr April 6). Containment setup and protocol development documented.

Item 3: Equipment Setup, Take Down, and Monitoring

Charge: 27.5 HR at \$63.42 = \$2,092.86 (includes \$348.81 O&P)

Description: 27.5 hours for delivery (4 hr), setup (2 hr), daily monitoring (13.5 hr), take-down (4 hr), and documentation (4 hr), after hours

Report Reference: Equipment deployed April 4-5. Daily visits April 5-14 with moisture readings. Removed April 14.

IICRC S500: Section 12.5.3 mandates daily monitoring. Section 10.3.1 allows labor for setup/removal.

Verification: Delivery/setup (6 hr), monitoring (13.5 hr for 9 visits), take-down (4 hr), and documentation (4 hr) for 48 units and 93-page report. Total 27.5 hours aligns with approximately 34 hours across 10 visits.

Item 10: Water Extraction and Remediation Technician

Charge: 5 HR at \$63.42 = \$380.52 (includes \$63.42 O&P)

Description: Equipment decontamination post-job

Report Reference: 48 units (41 air movers, 5 dehumidifiers, 2 scrubbers) removed and cleaned April 14

IICRC S500: Section 12.2.5 requires decontamination for Category 3 losses

Verification: Decontamination of 48 units at approximately 6 minutes per unit totals 5 hours. Category 3 confirmed.

Equipment and Stabilization.

Item 1: Emergency Service Call – During Business Hours

Charge: 1 EA @ \$175.89 = \$211.07 (includes \$35.18 O&P)

Initial emergency response on April 4 at 5:23 PM

Appears early in the Labor section, directly under the first heading

Item 2: Cleaning & Remediation – Supervisory – After Hours

Charge: 7 HR @ \$99.03 = \$831.85 (includes \$138.64 O&P)

Covers supervisory labor on April 5–6



Item 3: Equipment Setup, Take Down, and Monitoring

Charge: 27.5 HR @ \$63.42 = \$2,092.86 (includes \$348.81 O&P)

Covers delivery, setup, monitoring, teardown, documentation
Referenced extensively (93-page report reviewed)

Item 4: Negative Air Fan / Air Scrubber

Charge: 2 DA at \$75.54 = \$181.30 (includes \$30.22 O&P)

Description: 2 scrubbers for 1 day each during demolition/mitigation

Report Reference: 2 air scrubbers deployed April 5-14, used during demo and 48 hours post-demo

IICRC S500: Section 12.5.4 recommends air scrubbers for Category 3 losses

Verification: Report confirms 10 days, but invoice bills 2 days, likely for demo. Six days would cover demo and 48 hours post.

Item 5: Add for HEPA Filter

Charge: 2 EA at \$125.00 = \$323.02 (includes \$23.02 tax, \$50.00 O&P)

Description: HEPA filters for 2 air scrubbers, discounted rate

Report Reference: Scrubbers equipped with HEPA filters

IICRC S500: Section 12.5.4 mandates HEPA filters for microbial contaminants

Verification: Two scrubbers require two filters, matching invoice

Item 7: Dehumidifier (3 Units)

Charge: 24 EA at \$121.21 = \$3,490.84 (includes \$581.80 O&P)

Description: 3 LGR dehumidifiers (125 ppd) for 8 days

Report Reference: 5 dehumidifiers (2 on April 4, 3 added April 5), removed April 14. Runtime: 10 days.

IICRC S500: Section 12.5.2 requires approximately 100-150 ppd per 1,000 square feet

Verification: 2,000 square feet needs 525 ppd. Three units (375 ppd) with Item 8 suffice. Eight days vs. 10 days noted

Item 8: Dehumidifier (2 Units)

Charge: 20 EA at \$121.21 = \$2,909.04 (includes \$484.84 O&P)

Description: 2 LGR dehumidifiers for 9 days

Report Reference: 2 units, April 4-14

IICRC S500: Same as above

Verification: Ten days in report; 9 days billed. Total 44 days billed versus 48 possible

Item 9: Air Mover

Charge: 410 EA at \$28.00 = \$13,776.00 (includes \$2,296.00 O&P)

Description: 41 air movers for 10 days

Report Reference: 41 movers, April 5-14



IICRC S500: Section 12.5.1 requires 1 mover per 50-70 square feet

Verification: 2,000 square feet needs approximately 40 movers. 10 days = 410 days billed

Item 10: Water Extraction and Remediation Technician

Charge: 5 HR @ \$63.42 = \$380.52 (includes \$63.42 O&P)

Description: Equipment decontamination post-job

Report Reference: 48 units (41 air movers, 5 dehumidifiers, 2 scrubbers) removed and cleaned April 14 (Report, p. 7-9, 80)

IICRC S500: Section 12.2.5 requires decontamination for Category 3 losses (S500, p. 62)

Verification: Decontamination of 48 units at approximately 6 minutes per unit totals 5 hours. Category 3 confirmed in report (p. 3)

S500 compliance is confirmed for:

Extraction (Section 12.3.1)

Demolition (Section 12.4)

Containment (Section 12.2.3)

Drying (Section 12.5)

Monitoring (Section 12.5.3)

Cleaning (Section 12.6)

After-hours rates are appropriate based on 5 PM start time and weekend work.

Best Regards,

Ben Jernigan, WRT, CPAU, RRO

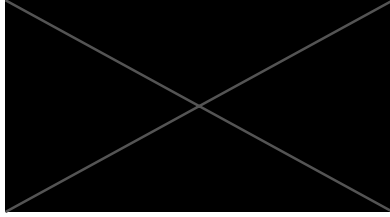
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WTR Restoration LLC

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Client:
Home:
Property:



Operator: COMMERCIAL

Estimator: Ben Jernigan
Company: WTR Restoration LLC
Business: 457 Landa Street Suite A40
New Braunfels , TX 78130

Business: (830) 360-2600
E-mail: Ben@WTRrestoration.com

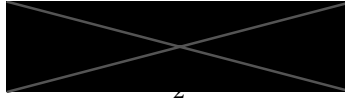
Type of Estimate: Emergency Services
Date Entered: 4/4/2025 Date Assigned:

Price List: TXSA8X_APR25
Labor Efficiency: Restoration/Service/Remodel
Estimate: DAN_PHAM_- _ESR



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Mitigation

Mitigation

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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Labor & Service Charges

This invoice outlines both labor and equipment services performed during emergency water mitigation. Please note the following:

Labor-Only Line Items: Certain tasks, such as demolition (e.g., removing drywall, insulation, baseboards), containment setup, and antimicrobial treatments, are billed separately as *labor-specific services*. These are not bundled within any material replacement items.

After-Hours Rates: Many services were performed outside normal business hours due to the emergency nature of the loss. These are clearly noted and priced accordingly.

Equipment Charges: Drying equipment (dehumidifiers, air movers, air scrubbers) was placed, monitored, and removed per IICRC S500 guidelines.

Drive Time & Supervision: In accordance with industry standards, time spent driving to and from the job site, as well as on-site supervision and equipment monitoring, are itemized as standalone labor charges.

1. Emergency service call - during business hours	1.00 EA	0.00	175.89	0.00	35.18	211.07
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Call came in at 3 pm on Friday. Ben Jernigan and Luis Burga completed the initial extraction of the water throughout the dwelling. Removed Carpet and Pad but had to use extractor due to the amount of water in the dwelling. Extracted approximately 120 Gallons of water

2. Cleaning & Remediation - Supervisory - after hours	7.00 HR	0.00	99.03	0.00	138.64	831.85
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Friday 3 Hours
Saturday 2 Hours
Sunday 2 Hours

Manage Client, Set up containment, setup job protocol and make sure the demo and mitigation was done to IICRC standards.

EQUIPMENT AND STABILIZATION

3. Negative air fan/Air scrubber (24 hr period) 2 @ 3 Days	6.00 DA	0.00	75.54	0.00	90.64	543.88
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Only charging for the demo and mitigation period.

4. Add for HEPA filter (for negative air exhaust fan)	2.00 EA	0.00	125.00	19.18	53.84	323.02
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Used during the Demo according to IICRC Standards.

Not Charging full price as we get them at a discounted rate.

5. Equipment setup, take down, and monitoring (hourly charge)	27.50 HR	0.00	63.42	0.00	348.82	2,092.87
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Includes: Hourly labor to travel to job-site to deliver, setup, inspect, move and adjust, monitor, take moisture readings, etc. and/or take down & remove dryers and dehumidifiers.

Load up Equipment and Bring to Location and Unload Equipment 4 Hr (after Hours)
Place Equipment 2 Hr (after Hours)
Daily Readings with Travel 1.5 hr x 9 = 13.5
Load up Equipment and take to Warehouse and Unload 4 hr
Write Reports and documentation 4 hr



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CONTINUED - Mitigation

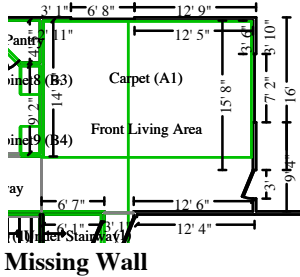
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
6. Dumpster load - Approx. 20 yards, 4 tons of debris Dumpster was Delivered Sat Morning, we filled it up and was removed monday morning.	1.00 EA	685.25	0.00	0.00	137.06	822.31
7. Dehumidifier (per 24 hr period)- Alorair LGR 125 ppd - No monitor. 3@ 8 Days	24.00 EA	0.00	121.21	0.00	581.80	3,490.84
8. Dehumidifier (per 24 hr period)- Alorair LGR 125 ppd - No monitor. 2@ 9 Days	20.00 EA	0.00	121.21	0.00	484.84	2,909.04
9. Air mover (per 24 hour period) - No monitoring 41 Fans @ 8 Days	410.00 EA	0.00	28.00	0.00	2,296.00	13,776.00
10. Water Extraction & Remediation Technician - per hour Equipment decontamination We charge for actual time to decontaminant our equipment to be ready for the next job.	5.00 HR	0.00	63.42	0.00	63.42	380.52
CONTAINMENT						
11. Containment Barrier/Airlock/Decon. Chamber - after hours Upstairs Containment	240.00 SF	0.00	1.44	3.37	69.80	418.77
12. Containment Barrier/Airlock/Decon. Chamber - Living Room Living Room Kitchen	240.00 SF	0.00	1.02	3.37	49.64	297.81
13. Containment Barrier - tension post (per day) 4 Upstairs @ 9 Days 3 Living Room @ 4 Days	48.00 DA	0.00	3.35	0.00	32.16	192.96
14. Floor protection - heavy paper and tape - Used to protect tile against damage during demo. All was removed to dry and clean once demo was completed	900.00 SF	0.00	0.53	5.20	96.44	578.64
Total: Mitigation				31.12	4,478.28	26,869.58





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Front Living Area

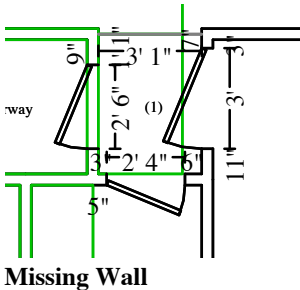
Height: 9'

681.08 SF Walls
1,122.56 SF Walls & Ceiling
49.05 SY Flooring
78.42 LF Ceil. Perimeter

441.47 SF Ceiling
441.47 SF Floor
75.33 LF Floor Perimeter

5' 9" X 9'

Opens into HALLWAY3



Subroom: Room10 (1)

Height: 8'

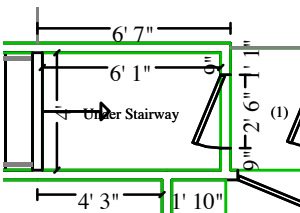
94.00 SF Walls
106.85 SF Walls & Ceiling
19.98 SY Flooring
11.75 LF Ceil. Perimeter

12.85 SF Ceiling
12.85 SF Floor
11.75 LF Floor Perimeter

3' 1" X 8'

Opens into FRONT_LIVING

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
15. Water extract from carpeted floor - Cat 3 wtr- after hours	227.16 SF	0.00	2.01	0.00	91.32	547.91
16. Tear out wet non-salv. cpt, cut/bag- Cat 3 wtr - after hrs	327.00 SF	1.43	0.00	1.89	93.90	563.40
17. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	327.00 SF	1.36	0.00	1.89	89.32	535.93
18. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	87.08 LF	1.51	0.00	1.37	26.58	159.44
19. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	26.00 LF	8.89	0.00	0.75	46.38	278.27
20. Apply anti-microbial agent to more than the floor - after hours	506.32 SF	0.00	0.45	24.85	45.98	298.67
Totals: Front Living Area				30.75	393.48	2,383.62



Under Stairway

Height: Sloped

111.42 SF Walls
142.92 SF Walls & Ceiling
2.70 SY Flooring
23.75 LF Ceil. Perimeter

31.50 SF Ceiling
24.33 SF Floor
20.17 LF Floor Perimeter

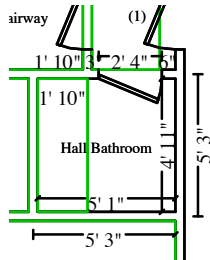
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Under Stairway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
21. Water extract from carpeted floor - Cat 3 wtr - after hours	24.33 SF	0.00	2.01	0.00	9.78	58.68
22. Tear out wet non-salv. cpt, cut/bag - Cat 3 wtr - after hrs	24.33 SF	1.43	0.00	0.14	6.98	41.91
23. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	24.33 SF	1.36	0.00	0.14	6.64	39.87
24. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	20.17 LF	1.51	0.00	0.32	6.16	36.94
25. Tear out wet drywall, cleanup, bag, LF - 4' Cat 3 aft hrs	20.17 LF	11.82	0.00	1.18	47.92	287.51
26. Apply anti-microbial agent to more than the floor - after hours	105.00 SF	0.00	0.45	5.15	9.54	61.94
27. Interior door slab only - Detach - after hours	1.00 EA	0.00	11.30	0.00	2.26	13.56
28. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23
Totals: Under Stairway				7.46	99.64	602.64

**Hall Bathroom****Height: 8'**

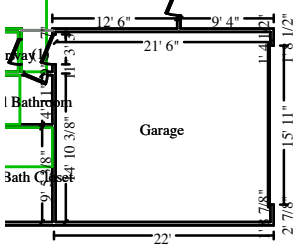
160.00 SF Walls	24.99 SF Ceiling
184.99 SF Walls & Ceiling	24.99 SF Floor
2.78 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
29. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	10.00 LF	1.51	0.00	0.16	3.06	18.32
30. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	4.00 LF	8.89	0.00	0.12	7.14	42.82
31. Apply anti-microbial agent to more than the floor - after hours	32.99 SF	0.00	0.45	1.63	3.00	19.48
32. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23
Totals: Hall Bathroom				2.44	23.56	142.85



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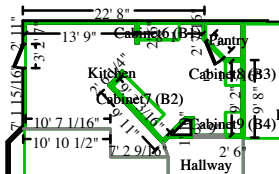


Garage

Height: 9'

729.56 SF Walls	409.17 SF Ceiling
1,138.74 SF Walls & Ceiling	409.17 SF Floor
45.46 SY Flooring	81.06 LF Floor Perimeter
81.06 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	22.00 LF	1.51	0.00	0.34	6.70	40.26
34. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	3.00 LF	8.89	0.00	0.09	5.36	32.12
35. Apply anti-microbial agent to the surface area - after hours	6.00 SF	0.00	0.45	0.28	0.54	3.52
36. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	17.00 LF	1.51	0.00	0.27	5.20	31.14
Totals: Garage				0.98	17.80	107.04



Kitchen

Height: 9'

809.39 SF Walls	357.78 SF Ceiling
1,167.17 SF Walls & Ceiling	357.78 SF Floor
39.75 SY Flooring	79.99 LF Floor Perimeter
94.90 LF Ceil. Perimeter	

Missing Wall	10' 7 1/16" X 9'	Opens into LIVING_ROOM_
Missing Wall	3' 6" X 9'	Opens into LIVING_ROOM_
Missing Wall	7' 2 9/16" X 9'	Opens into LIVING_ROOM_
Missing Wall	1' 10 1/16" X 9'	Opens into HALLWAY3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
37. Water extract from hard surf flr - Cat 3 wtr - after hours	357.78 SF	0.00	1.33	0.00	95.18	571.03
38. Add-on for tear out trim/base from tile/grout - after hrs	79.99 LF	1.14	0.00	0.00	18.24	109.43
39. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	79.99 LF	8.89	0.00	2.31	142.68	856.10
40. Tear out and bag wet insulation, LF - 2' Cat 3 - after hrs	12.00 LF	3.54	0.00	0.13	8.52	51.13
41. Apply anti-microbial agent to more than the floor - after hours	517.76 SF	0.00	0.45	25.42	47.02	305.43

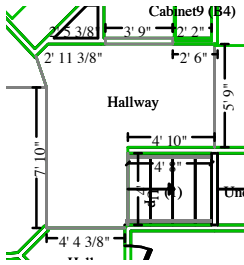


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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
42. Tear out cabinetry - lower (base) units - after hours	18.00 LF	15.76	0.00	0.00	56.74	340.42
43. Countertop - solid surface/granite - Detach - after hours	58.00 SF	2.24	0.00	4.40	26.86	161.18
44. Range - freestanding - electric - Detach - after hours	1.00 EA	0.00	36.68	0.00	7.34	44.02
45. Dishwasher - Detach - after hours	1.00 EA	0.00	95.12	0.00	19.02	114.14
46. Refrigerator - Detach - after hours	1.00 EA	0.00	48.90	0.00	9.78	58.68
47. Garbage disposal / disposer - Detach - after hours	1.00 EA	0.00	68.03	0.00	13.60	81.63
Totals: Kitchen				32.26	444.98	2,693.19



Hallway

Height: 18'

486.16 SF Walls	74.91 SF Ceiling
561.07 SF Walls & Ceiling	74.91 SF Floor
8.32 SY Flooring	15.33 LF Floor Perimeter
39.12 LF Ceil. Perimeter	

Missing Wall

1' 10 1/16" X 18'

Opens into KITCHEN2

Missing Wall

7' 10" X 18'

Opens into LIVING_ROOM

Missing Wall

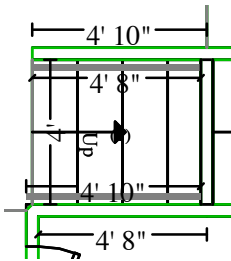
4' 4 3/8" X 18'

Opens into HALLWAY2

Missing Wall

5' 9" X 18'

Opens into FRONT_LIVING



Subroom: Stairs (1)

Height: Sloped

75.64 SF Walls	23.59 SF Ceiling
99.23 SF Walls & Ceiling	33.17 SF Floor
8.32 SY Flooring	10.44 LF Floor Perimeter
11.20 LF Ceil. Perimeter	

Missing Wall

4' X 8'

Opens into HALLWAY3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
48. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	25.76 LF	1.51	0.00	0.40	7.86	47.16
49. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	25.76 LF	8.89	0.00	0.74	45.94	275.69

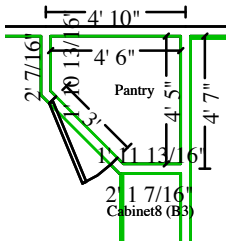


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CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
50. Apply anti-microbial agent to more than the floor - after hours	159.61 SF	0.00	0.45	7.84	14.50	94.16
51. Remove - Stair Skirt/Apron - wall side - paint grade	1.00 HR	0.00	75.00	2.54	15.50	93.04
Totals: Hallway				11.52	83.80	510.05



Pantry

Height: 9'

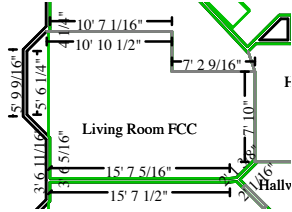
147.23 SF Walls	16.71 SF Ceiling
163.93 SF Walls & Ceiling	16.71 SF Floor
1.86 SY Flooring	16.36 LF Floor Perimeter
16.36 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
52. Water extract from hard surf flr - Cat 3 wtr - after hours	16.71 SF	0.00	1.33	0.00	4.44	26.66
53. Remove Closet Organizer - Wire shelves	16.36 LF	8.14	0.00	0.00	26.64	159.81
54. Interior door slab only - Detach - after hours	1.00 EA	0.00	11.30	0.00	2.26	13.56
55. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23
56. Add-on for tear out trim/base from tile/grout - after hrs	16.36 LF	1.14	0.00	0.00	3.74	22.39
57. Tear out wet drywall, no bagging, LF - 4' Cat 3 aft hrs	16.36 LF	10.11	0.00	0.00	33.08	198.48
58. Tear out and bag wet insulation, LF - 4' Cat 3 after hours	4.00 LF	7.06	0.00	0.09	5.66	33.99
59. Apply anti-microbial agent to more than the floor - after hours	49.42 SF	0.00	0.45	2.42	4.48	29.14
Totals: Pantry				3.04	90.66	546.26



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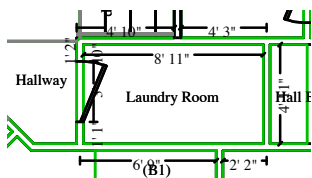
Living Room FCC

Height: 10'

347.68 SF Walls	215.59 SF Ceiling
563.27 SF Walls & Ceiling	215.59 SF Floor
23.95 SY Flooring	32.61 LF Floor Perimeter
54.20 LF Ceil. Perimeter	

Missing Wall	10' 10 1/2" X 10'	Opens into KITCHEN2
Missing Wall	3' 6" X 10'	Opens into KITCHEN2
Missing Wall	7' 2 9/16" X 10'	Opens into KITCHEN2
Missing Wall	7' 10" X 10'	Opens into HALLWAY3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
60. Water extract from carpeted floor - Cat 3 wtr- after hours	215.59 SF	0.00	2.01	0.00	86.66	520.00
61. Tear out wet non-salv. cpt, cut/bag- Cat 3 wtr - after hrs	215.59 SF	1.43	0.00	1.24	61.90	371.43
62. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	215.59 SF	1.36	0.00	1.24	58.88	353.32
63. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	32.61 LF	1.51	0.00	0.51	9.94	59.69
64. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	32.61 LF	8.89	0.00	0.94	58.16	349.00
65. Interior door slab only - Detach - after hours	1.00 EA	0.00	11.30	0.00	2.26	13.56
66. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23
67. Apply anti-microbial agent to more than the floor - after hours	346.03 SF	0.00	0.45	16.98	31.42	204.11
Totals: Living Room FCC				21.44	319.58	1,933.34



Laundry Room

Height: 8'

221.33 SF Walls	43.84 SF Ceiling
265.17 SF Walls & Ceiling	43.84 SF Floor
4.87 SY Flooring	27.67 LF Floor Perimeter
27.67 LF Ceil. Perimeter	

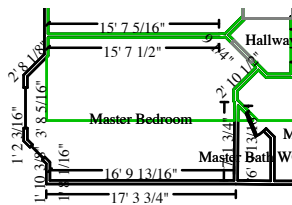
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
68. Washer/Washing machine - Detach - after hours	3.00 EA	0.00	47.59	0.00	28.56	171.33

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CONTINUED - Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
69. Dryer - electric - Detach - after hours	1.00 EA	0.00	36.68	0.00	7.34	44.02
70. Water extract from hard surf flr - Cat 3 wtr - after hours	43.84 SF	0.00	1.33	0.00	11.66	69.97
71. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	27.67 LF	1.51	0.00	0.43	8.44	50.65
72. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	27.67 LF	8.89	0.00	0.80	49.36	296.15
73. Tear out non-salv vinyl, cut & bag - Cat 3 water-after hrs	43.84 SF	3.70	0.00	0.25	32.50	194.96
74. Interior door slab only - Detach - after hours	1.00 EA	0.00	11.30	0.00	2.26	13.56
75. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23
76. Apply anti-microbial agent to more than the floor - after hours	99.17 SF	0.00	0.45	4.87	9.00	58.50
Totals: Laundry Room				6.88	159.48	961.37

**Master Bedroom****Height: 8'**

502.60 SF Walls	239.55 SF Ceiling
742.16 SF Walls & Ceiling	239.55 SF Floor
26.62 SY Flooring	62.83 LF Floor Perimeter
62.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
77. Water extract from carpeted floor - Cat 3 wtr- after hours	239.55 SF	0.00	2.01	0.00	96.30	577.80
78. Tear out wet non-salv. cpt, cut/bag- Cat 3 wtr - after hrs	239.55 SF	1.43	0.00	1.38	68.80	412.74
79. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	239.55 SF	1.36	0.00	1.38	65.44	392.61
80. Tear out baseboard and bag for disp. - up to Cat 3 aft hrs	20.00 LF	1.51	0.00	0.31	6.10	36.61
81. Tear out wet drywall, cleanup, bag, LF - 2' Cat 3 aft hrs	20.00 LF	8.89	0.00	0.58	35.68	214.06
82. Tear out and bag wet insulation, per LF - 2' - after hours	3.00 LF	2.40	0.00	0.03	1.44	8.67
83. Interior door slab only - Detach - after hours	1.00 EA	0.00	11.30	0.00	2.26	13.56
84. Tear out trim and bag for disposal - up to Cat 3 - aft hrs	34.00 LF	1.51	0.00	0.53	10.36	62.23