

PROPERTY DAMAGE ASSESSMENT REPORT

AI-Generated Report | IICRC Compliant

Property Address: 1234 Oak Street, Dallas, TX 75201

Assessment Date: November 15, 2024

Report Generated: November 29, 2025

Claim Number: CLM-2024-78542

Inspector: [Your Name]

EXECUTIVE SUMMARY

This property has sustained significant water damage resulting from a supply line failure in the second-floor bathroom. The damage has affected multiple areas including the bathroom, adjacent hallway, and the ceiling/floor assembly of the first-floor living room directly below. Based on visual assessment and damage indicators, this loss is classified as IICRC S500 Category 2 (Gray Water) with Class 3 water damage characteristics.

DAMAGE CLASSIFICATION

Classification	Value	Description
Damage Type	Water Damage	Supply line failure - clean water source with contaminants
IICRC Standard	S500	Standard for Professional Water Damage Restoration
Water Category	Category 2 (Gray Water)	Contains significant contamination, potential health risk
Water Class	Class 3	Greatest amount of absorption, saturated walls/ceilings
Severity Level	Moderate to Severe	Structural drying and material replacement required

AFFECTED AREAS

1. Second Floor Bathroom (Point of Origin)

Damage Observed: Supply line failure at toilet connection. Standing water approximately 0.5 inches deep at time of discovery. Water saturation visible on vinyl flooring, base of vanity cabinet, and lower 12 inches of drywall on all walls.

Materials Affected: Vinyl sheet flooring (requires replacement), particle board vanity cabinet base (compromised, requires replacement), painted drywall (requires cut and replacement up to 24 inches), baseboards (saturated, requires replacement).

2. Second Floor Hallway

Damage Observed: Water migration through bathroom doorway. Carpet and pad saturated approximately 8 feet into hallway. Visible water staining on carpet surface. Drywall shows moisture wicking up to 6 inches from floor level.

Materials Affected: Carpet and pad (saturated, requires extraction and potential replacement), drywall (moisture present, requires monitoring and potential remediation), baseboards (moisture detected, requires removal for drying).

3. First Floor Living Room (Below Bathroom)

Damage Observed: Ceiling shows active water intrusion with visible dripping at time of assessment. Water staining approximately 6 feet x 4 feet area on ceiling drywall. Paint bubbling and delamination present. Light fixture shows water accumulation.

Materials Affected: Ceiling drywall (compromised, requires replacement of affected section), ceiling texture (damaged, requires reapplication), light fixture (water intrusion, requires electrical inspection), carpet below drip area (wet, requires extraction).

REMEDIATION RECOMMENDATIONS

Based on the IICRC S500 standard for Category 2, Class 3 water damage, the following remediation steps are recommended:

Immediate Actions (0-24 hours):

- Extract all standing water using truck-mounted or portable extraction equipment
- Remove saturated carpet pad and evaluate carpet for salvageability
- Remove baseboards in all affected areas to allow wall cavity drying
- Cut and remove damaged drywall 24 inches above visible water line
- Establish containment barriers to prevent cross-contamination

Drying Protocol (24-72 hours):

- Deploy dehumidification equipment (minimum 1 commercial dehumidifier per affected floor)
- Position air movers at 1 per 10-16 linear feet of wall surface
- Monitor moisture levels daily using pin and pinless moisture meters
- Document moisture readings and equipment placement

Restoration Phase (Post-Drying):

- Replace damaged drywall, tape, and finish to match existing texture
- Replace baseboards and paint to match existing
- Replace bathroom flooring and vanity cabinet
- Professional carpet cleaning or replacement as determined by drying results
- Electrical inspection and repair/replacement of affected light fixture

PHOTO DOCUMENTATION

This report was generated from 6 uploaded photos showing damage to the affected areas. Photos are available in the digital report file and include:

- IMG_001: Bathroom overview showing standing water
 - IMG_002: Supply line failure point at toilet connection
 - IMG_003: Bathroom wall showing water wicking on drywall
 - IMG_004: Hallway carpet saturation
 - IMG_005: Living room ceiling damage and active dripping
 - IMG_006: Ceiling close-up showing paint delamination
-

Inspector Signature: _____ Date: _____

Property Owner/Rep: _____ Date: _____
