ON THE MAP RESTORATION

CATEGORY 3 WATER DAMAGE

Inspection Report & Mitigation Estimate

Verabella Falls Condominium – Unit 105

Prepared for	Verabella Falls Condominium Association, c/o The Firm Property Management – Attn: Marisabel	**Report date**	11/3/2026
Property	8215 SW 152nd Ave, Unit 105, Miami, FL 33193	**Date of loss**	10/31/2026
Occupancy	Tenant-occupied	**Inspection date**	11/3/2026
Loss type	Category 3 water (drain backup)	**Inspected by**	Jairo Uricoechea, OTM

PROJECT OVERVIEW

On Saturday, 10/31/2026, a backup from the shower and toilet drains released water into Unit 105. The Firm Property Management asked OTM to inspect the unit. On 11/3/2026, OTM's inspector found that the water had been in the unit for about 3 days.

The occupants cleaned the floors and surfaces quickly, and the unit looks clean. However, moisture readings show water still trapped in the drywall, baseboards and vanity throughout most of the unit. Because the water came from a drain backup, it is classified as Category 3 (contaminated) water, so surface cleaning alone is not enough.

INSPECTION FINDINGS

Conditions Observed

- Category 3 water from a shower/toilet drain backup affected most rooms in the unit.
- Surfaces had been cleaned by the occupants. No standing water was present at the time of inspection.
- Elevated moisture was found at the base of walls and baseboards in the living room, hallway, both bedrooms, the bathroom and the closets.
- Bathroom vanity base: wet (63% WME). Moisture was also found behind the toilet and along the bathroom walls (22%–32%).
- Kitchen: some moisture (20%) near the cabinets. Moisture could not be checked under the cabinets without removing the toe kicks.
- Floors are ceramic tile throughout. The bedrooms and closets hold a large amount of contents, including items stored on the floor.

Moisture Readings – 11/3/2026

Area	Readings (% WME)	Observations
Living room	99%, 17%; one spot dry	Wet at the wall base
Hallway	68%	Elevated
Master bedroom	91%, 99%, 18%	Wet along walls
Guest bedroom	21%, 25%, 28%, 65%	Elevated to wet
Master closet	18%; one spot dry	Elevated
Bathroom	22%, 24%, 32%	Elevated, including behind the toilet
Bathroom vanity	63%	Wet cabinet base
Kitchen	20%; one spot dry	Moisture near the cabinets
Entry	10%, 16%	Borderline

Readings were taken with a Protimeter moisture meter in pin mode at the base of walls, baseboards and cabinetry, and are shown as % WME (wood moisture equivalent). OTM considers materials dry when readings are under 16% WME. Each reading reflects one spot at the time of inspection.

Floor Plan – Affected Walls



Red lines mark the walls planned for a 2 ft flood cut. Approximate floor area: 653 sq ft (floor plan scan).

RECOMMENDATIONS

Why surface cleaning is not enough

Water from a drain or sewer backup is classified as Category 3, or "grossly contaminated," water. It can carry bacteria and other harmful contaminants. The industry standard for water damage restoration (IICRC S500) calls for removing porous building materials that Category 3 water has soaked into, such as drywall, baseboards and particleboard cabinetry. Cleaning and sanitizing them in place does not meet that standard. Surface cleaning also cannot reach the contamination and moisture trapped inside the wall cavity. Left in place, these materials can keep holding moisture and lead to odor and microbial growth.

OTM recommends

- Remove the drywall 2 ft up from the floor and remove the baseboards on all affected walls (see floor plan).
- Remove the bathroom vanity, which is wet and contaminated.
- Remove the kitchen toe kicks and open the wall next to the dishwasher (the living room side) to check the cabinetry for damage.
- Apply antimicrobial treatment, HEPA-clean and sanitize all affected surfaces, including the tile floors and grout.
- Dry the structure with commercial equipment, with scheduled monitoring visits, until all readings are under 16% WME.
- Have the occupants vacate during the work and clear the contents first. Dispose of porous contents that were in contact with the water.
- Have a licensed plumber clear and inspect the building drain line so the backup does not happen again.

SCOPE OF WORK & ESTIMATE

The pricing below covers Phase 1, mitigation. It is based on the moisture readings and the quantities measured at inspection: about 204 sq ft of drywall, 102 linear feet of baseboard and 3 linear feet of vanity.

#	Description	Amount
1	**Category 3 Safety Setup & Containment** Set up the work area for Category 3 conditions: crew PPE, floor protection along the work path, a containment barrier at the unit entry and warning signage.	**$550.00**
2	**Antimicrobial Application** Apply an EPA-registered antimicrobial to the affected building materials, once before demolition and again after HEPA cleaning, following the product label directions. Affected floor area is approximately 653 sq ft.	**$700.00**
3	**Controlled Demolition – 2 ft Flood Cuts & Baseboards** Cut and remove about 204 sq ft of drywall 2 ft above the floor and about 102 LF of baseboard along the walls marked on the floor plan, removing any wet insulation found. All debris is bagged as Category 3 waste.	**$1,250.00**
4	**Bathroom Vanity Removal** Remove and dispose of the contaminated bathroom vanity cabinet and top (about 3 LF).	**$250.00**

#	Description	Amount
5	**Vanity Plumbing Disconnect & Cap** Shut off the water at the existing valves, disconnect the vanity supply lines, and cap the supply and drain so the vanity can be removed. Reconnection happens during reconstruction.	**$275.00**
6	**Kitchen – Toe Kick Removal & Inspection Opening** Remove the kitchen cabinet toe kicks and open the wall next to the dishwasher (the living room side) to inspect the area under and behind the cabinets.	**$350.00**
7	**HEPA Cleaning & Sanitization** Physically remove contaminated residue. HEPA-vacuum and detail-clean the exposed wall cavities, framing and cabinet bases, plus the affected tile floors and grout lines.	**$475.00**
8	**Structural Drying & Monitoring (4 days included)** Equipment package: 4 large dehumidifiers, 21 air movers and 5 HEPA air scrubbers, for 4 drying days. Includes equipment setup and removal, and 2 monitoring visits with recorded moisture readings. Drying is complete when readings are under 16% WME.	**$3,350.00**
9	**Debris Removal & Category 3 Disposal** Haul away and dispose of all demolition debris and contaminated building materials.	**$300.00**
10	**Final Cleaning & Completion Documentation** Final cleaning of the work area, removal of all equipment and containment, and completion photos with the final moisture records.	**$250.00**
	MITIGATION SUBTOTAL	**$7,750.00**
	50% deposit due to schedule	**$3,875.00**

Optional & Conditional Items (not included in the subtotal)

Concealed Conditions Allowance Reserved for concealed conditions found after opening (for example cabinet removal, added demolition or framing treatment). Not included in the price above and not authorized automatically: each use requires a written change order with photos, quantities and price.	**Up to $1,500.00**
Additional Drying Days (if needed) Per day, only while the full equipment package and monitoring are still needed, supported by moisture readings and authorized in writing first.	**$800.00 / day**
OPTIONAL – Contents Removal & Disposal On written request only. Remove and dispose of porous contents damaged by Category 3 water. Each item is photographed and listed first, and nothing is discarded without written approval.	**$1,250.00**

The allowance is billed only if it is used, and only after the association approves a written change order with photos. Optional contents removal is billed only if it is requested in writing.

Base mitigation price plus the full concealed conditions allowance, if separately approved: $9,250.00. This figure excludes optional contents services, additional drying days and other approved scope changes.

Phase 2 – Reconstruction

A separate reconstruction estimate will be provided once mitigation is complete and all removed building materials have been documented. Reconstruction typically includes drywall replacement and finishing, paint, baseboards, kitchen toe kicks, vanity replacement and plumbing reconnection.

IMPORTANT DISCLOSURES

PLEASE READ BEFORE AUTHORIZING

- Cause of loss: The drain backup is a building plumbing issue and is outside OTM's scope. The responsible party should have a licensed plumber clear and camera-inspect the drain line before or during mitigation. OTM is not responsible for damage from a repeat backup.
- Occupancy: Because of the size of the affected area and the Category 3 contamination, OTM strongly recommends that occupants vacate the unit for the duration of the work. OTM does not make health determinations. Occupants with health concerns should consult a medical professional.
- Contents: The owner and tenant decide what happens to their contents. OTM recommends disposing of porous items that were in contact with Category 3 water. Contents must be cleared from the work areas before work begins. OTM can remove them for an additional fee if requested in writing.
- Concealed conditions: This scope is based on visible conditions and readings on 11/3/2026. Any additional demolition, cabinet removal, insulation removal, framing treatment or other concealed-condition work beyond the listed quantities will be photographed and submitted as a written change order, listing the added quantities, tasks and price, before proceeding.
- Kitchen cabinetry: Toe kicks and adjacent wall sections will be opened to inspect the cabinets. Cabinet removal is not included and, if needed, will be handled by change order under the allowance.
- Tile floors will be cleaned and sanitized, not removed, unless damage is found as described above.
- Drying time: The estimate includes 4 drying days. Drying is complete when readings are under 16% WME. If more drying is needed, it will be supported by moisture readings and authorized in writing before any charges are incurred. The additional-day rate applies only while the full equipment package and monitoring are still needed. If equipment is partially removed, OTM will provide an adjusted rate for approval.
- Plumbing work by OTM is limited to disconnecting and capping the vanity fixtures for removal. Reconnection is part of the reconstruction phase.
- Authorization and access: Work is scheduled once the association (and unit owner, as applicable) authorizes it and the tenant arranges access.

EXCLUSIONS FROM THIS ESTIMATE

- Reconstruction (Phase 2), to be estimated separately after mitigation
- Drain line clearing, camera inspection or repair, and any plumbing beyond disconnecting and capping the vanity fixtures
- Contents cleaning, restoration, replacement or storage, and contents removal unless the optional item is approved
- Kitchen cabinet removal or replacement, unless approved by change order
- Electrical and HVAC work
- Occupant relocation or temporary housing costs
- Association, permit or building fees, if any

PAYMENT TERMS

- 50% deposit is due to schedule the work, and the balance is due on completion.
- We accept Zelle (info@otmrestoration.com), ACH, or credit card through Wave, with no processing fee.
- Cancellations made less than 24 hours in advance have a $150 fee.
- OTM's invoice is due under these terms regardless of any insurance or third-party reimbursement.
- This estimate is subject to OTM's full Terms and Conditions, provided separately.

To authorize this work, reply by email or text approving this estimate, and OTM will schedule the start date.

INSPECTION PHOTOS

Selected photos are shown below. The full photo and video gallery is available here:
https://app.companycam.com/galleries/z8M3UCmd



Living room – 99%



Master bedroom – 99%



Master bedroom



Guest bedroom contents



Hallway – 68%



Bathroom vanity – 63%



Bathroom vanity



Bathroom – behind toilet



Kitchen

Your trust in our services fuels our commitment. Thank you for the opportunity to serve you!