



SI-RESTORATION

2312 Eskow Avenue
Halethorpe, MD 21227
Office 800-356-0484
Fax 443-701-0112
MHIC# 51007

Client: ROSEWOOD RESIDENCES AT FLOWER HILL
Property: 8203 Whispering Oaks Way #102
GAITHERSBURG, MD 20879

Operator: MWARDEN

Estimator: Mike Warden
Position: Estimator
Billing: 2312 Eskow Ave
Halethorpe, MD 21227

Business: (800) 356-0484
E-mail: mwarden@si-restoration.com

Type of Estimate:
Date Entered: 5/6/2025 Date Assigned:

Price List: MDRO8X_APR25
Labor Efficiency: Restoration/Service/Remodel
Estimate: ROS-2504-DS

As representative of ROSEWOOD RESIDENCES AT FLOWER HILL I authorize to proceed with the work described within this estimate. The total cost is 17,112.72.

50% DUE UPON SIGNING, 50% DUE UPON COMPLETION

Authorized signature

Authorized Print Name

Date

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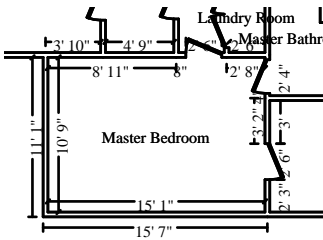
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ROS-2504-DS

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
83. Haul debris - per pickup truck load - including dump fees	1.00 EA	184.65	0.00	0.00	46.17	230.82
84. Commercial Supervision / Project Management - per hour	4.00 HR	0.00	85.04	0.00	85.04	425.20
Total: Main Level				0.00	131.21	656.02



Master Bedroom

Height: 8'

413.33 SF Walls	162.15 SF Ceiling
575.48 SF Walls & Ceiling	162.15 SF Floor
18.02 SY Flooring	51.67 LF Floor Perimeter
51.67 LF Ceil. Perimeter	

Door

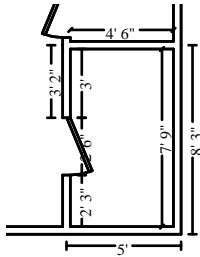
2' 4" X 6' 8"

Opens into MASTER_BATHR

Door

2' 6" X 6' 8"

Opens into HALLWAY



Subroom: Room4 (1)

Height: 8'

196.00 SF Walls	34.88 SF Ceiling
230.88 SF Walls & Ceiling	34.88 SF Floor
3.88 SY Flooring	24.50 LF Floor Perimeter
24.50 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into MASTER_BEDRO

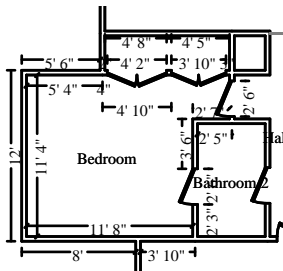
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
23. Contents - move out then reset - Large room	1.00 EA	0.00	148.42	0.00	37.10	185.52
25. Remove Snaplock Laminate - simulated wood flooring	98.51 SF	1.52	0.00	0.00	37.43	187.17
27. Baseboard - 4 1/4"	22.00 LF	0.00	5.60	3.99	31.80	158.99
28. Fill holes created by wall cavity drying	7.00 EA	0.00	3.09	0.02	5.40	27.05
29. 1/2" drywall - hung, taped, floated, ready for paint	25.00 SF	0.00	3.45	1.13	21.85	109.23
30. Tape joint for new to existing drywall - per LF	18.00 LF	0.00	12.45	0.51	56.16	280.77

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CONTINUED - Master Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Mask and cover light fixture	2.00 EA	0.00	23.10	0.10	11.58	57.88
32. Heat/AC register - Mechanically attached - Detach & reset	3.00 EA	0.00	25.28	0.00	18.96	94.80
34. Seal the surface area w/PVA primer - one coat	30.00 SF	0.00	0.94	0.11	7.08	35.39
35. Paint the walls and ceiling - two coats	806.35 SF	0.00	1.49	13.55	303.76	1,518.77
36. Seal (1 coat) & paint (1 coat) baseboard	76.17 LF	0.00	2.40	0.64	45.86	229.31
37. Carpet	245.75 SF	0.00	3.93	43.79	252.40	1,261.99
38. Carpet pad	197.02 SF	0.00	0.67	6.38	34.60	172.98
39. Interior door - Detach & reset - slab only	3.00 EA	0.00	27.77	0.00	20.83	104.14
40. Final cleaning - construction - Residential	197.02 SF	0.00	0.43	0.00	21.18	105.90
Totals: Master Bedroom				70.22	905.99	4,529.89



Bedroom

Height: 8'

409.33 SF Walls	140.19 SF Ceiling
549.52 SF Walls & Ceiling	140.19 SF Floor
15.58 SY Flooring	51.17 LF Floor Perimeter
51.17 LF Ceil. Perimeter	

Door

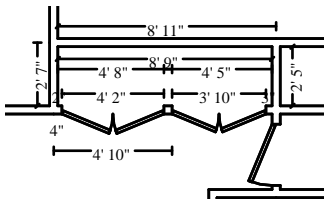
2' 6" X 6' 8"

Opens into HALLWAY

Door

2' 6" X 6' 8"

Opens into BATHROOM_2



Subroom: Room9 (1)

Height: 8'

178.67 SF Walls	21.15 SF Ceiling
199.81 SF Walls & Ceiling	21.15 SF Floor
2.35 SY Flooring	22.33 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

Door

4' 2" X 6' 8"

Opens into BEDROOM

Door

3' 10" X 6' 8"

Opens into BEDROOM

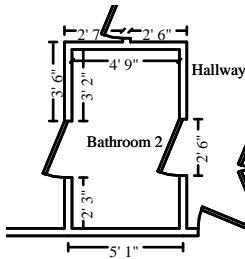
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
42. Contents - move out then reset - Large room	1.00 EA	0.00	148.42	0.00	37.10	185.52
43. Remove Snaplock Laminate - simulated wood flooring	155.00 SF	1.52	0.00	0.00	58.90	294.50
44. Remove Base shoe	73.50 LF	0.22	0.00	0.00	4.05	20.22
45. Carpet	209.58 SF	0.00	3.93	37.35	215.26	1,076.26
46. Carpet pad	161.33 SF	0.00	0.67	5.23	28.32	141.64
47. Interior door - Detach & reset - slab only	3.00 EA	0.00	27.77	0.00	20.83	104.14
48. Final cleaning - construction - Residential	161.33 SF	0.00	0.43	0.00	17.35	86.72
Totals: Bedroom				42.58	381.81	1,909.00



Bathroom 2

Height: 8'

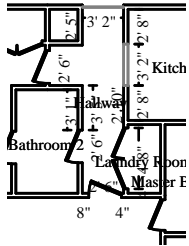
202.67 SF Walls	37.60 SF Ceiling
240.27 SF Walls & Ceiling	37.60 SF Floor
4.18 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BEDROOM
Door	2' 6" X 6' 8"	Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
68. Clean floor - tile	37.60 SF	0.00	0.94	0.16	8.87	44.37
Totals: Bathroom 2				0.16	8.87	44.37

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Hallway

Height: 8'

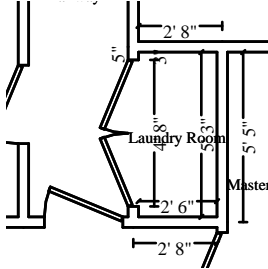
264.89 SF Walls	52.83 SF Ceiling
317.72 SF Walls & Ceiling	52.83 SF Floor
5.87 SY Flooring	32.33 LF Floor Perimeter
37.00 LF Ceil. Perimeter	

Door	4' 8" X 6' 8"	Opens into LAUNDRY_ROOM
Missing Wall - Goes to Floor	3' 2" X 6' 8"	Opens into KITCHEN
Missing Wall	3' 2" X 8'	Opens into LIVING_ROOM
Door	2' 6" X 6' 8"	Opens into BEDROOM
Door	2' 6" X 6' 8"	Opens into BATHROOM_2
Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Light fixture - Detach & reset	1.00 EA	0.00	85.36	0.00	21.34	106.70
3. 1/2" drywall - hung, taped, floated, ready for paint	100.00 SF	0.00	3.45	4.50	87.38	436.88
7. 1/2" drywall - hung & fire taped only	30.00 SF	0.00	2.64	1.21	20.10	100.51
5. Tape joint for new to existing drywall - per LF	34.00 LF	0.00	12.45	0.96	106.07	530.33
6. Fill holes created by wall cavity drying	5.00 EA	0.00	3.09	0.01	3.87	19.33
8. Furring strip - 1" x 2"	14.00 SF	0.00	1.38	0.27	4.90	24.49
1. Baseboard - 4 1/4"	20.00 LF	0.00	5.60	3.62	28.90	144.52
12. Crown molding - 5 1/4"	25.00 LF	0.00	7.09	5.21	45.62	228.08
13. Seal the surface area w/PVA primer - one coat	100.00 SF	0.00	0.94	0.36	23.59	117.95
15. Paint the walls and ceiling - two coats	317.72 SF	0.00	1.49	5.34	119.68	598.42
16. Seal (1 coat) & paint (1 coat) baseboard	32.33 LF	0.00	2.40	0.27	19.47	97.33
17. Seal (1 coat) & paint (1 coat) crown molding, oversized	37.00 LF	0.00	2.54	0.44	23.61	118.03
18. Carpet	96.50 SF	0.00	3.93	17.20	99.12	495.57
20. Carpet pad	52.83 SF	0.00	0.67	1.71	9.28	46.39
21. Final cleaning - construction - Residential	52.83 SF	0.00	0.43	0.00	5.68	28.40
Totals: Hallway				41.10	618.61	3,092.93

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Laundry Room

Height: 8'

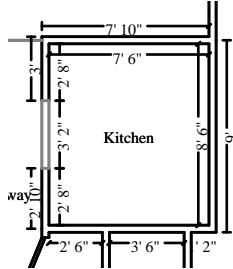
92.89 SF Walls
106.01 SF Walls & Ceiling
1.46 SY Flooring
15.50 LF Ceil. Perimeter

13.13 SF Ceiling
13.13 SF Floor
10.83 LF Floor Perimeter

Door	4' 8" X 6' 8"		Opens into HALLWAY			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
57. Contents - move out then reset - Small room	1.00 EA	0.00	74.28	0.00	18.57	92.85
54. Cabinetry - upper (wall) units - Detach & reset	3.00 LF	0.00	72.50	0.00	54.38	271.88
56. Shelving - wire (vinyl coated) - Detach & reset	5.25 LF	0.00	11.74	0.00	15.41	77.05
49. Washer/Washing machine - Remove & reset	1.00 EA	0.00	70.37	0.00	17.60	87.97
50. Dryer - Remove & reset	1.00 EA	0.00	54.25	0.00	13.57	67.82
51. 1/2" - drywall per LF - up to 2' tall	11.00 LF	0.00	14.06	1.15	38.96	194.77
52. Baseboard - 4 1/4"	12.00 LF	0.00	5.60	2.17	17.35	86.72
53. Base shoe	12.00 LF	0.00	1.88	0.55	5.78	28.89
64. Seal the surface area w/PVA primer - one coat	24.00 SF	0.00	0.94	0.09	5.66	28.31
65. Paint the walls - two coats	92.89 SF	0.00	1.49	1.56	34.99	174.96
66. Seal (1 coat) & paint (1 coat) baseboard w/cap &/or shoe	10.83 LF	0.00	2.82	0.20	7.68	38.42
58. Bifold door track & hardware	1.00 EA	0.00	68.11	2.11	17.56	87.78
60. Bifold door set - (4 slabs only) - Double Detach & reset	0.50 EA	0.00	39.22	0.00	4.90	24.51
61. Floor preparation for resilient flooring	13.13 SF	0.00	0.68	0.08	2.25	11.26
63. Vinyl floor covering (sheet goods)	46.50 SF	0.00	3.98	6.78	47.97	239.82
67. Final cleaning - construction - Residential	13.13 SF	0.00	0.43	0.00	1.42	7.07
Totals: Laundry Room				14.69	304.05	1,520.08

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Kitchen

Height: 8'

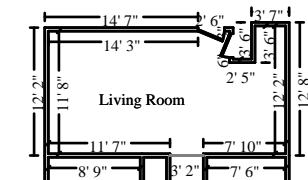
256.00 SF Walls	63.75 SF Ceiling
319.75 SF Walls & Ceiling	63.75 SF Floor
7.08 SY Flooring	32.00 LF Floor Perimeter
32.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 2" X 6' 8"

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
70. Clean floor - tile	63.75 SF	0.00	0.94	0.27	15.05	75.25
71. Floor protection - plastic and tape - 10 mil	63.75 SF	0.00	0.39	0.46	6.34	31.66
72. Paint the walls - two coats	256.00 SF	0.00	1.49	4.30	96.44	482.18
73. Final cleaning - construction - Residential	63.75 SF	0.00	0.43	0.00	6.85	34.26
Totals: Kitchen				5.03	124.68	623.35



Living Room

Height: 8'

578.67 SF Walls	258.21 SF Ceiling
836.88 SF Walls & Ceiling	258.21 SF Floor
28.69 SY Flooring	72.33 LF Floor Perimeter
72.33 LF Ceil. Perimeter	

Door

2' 3" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into Exterior

Missing Wall

3' 2" X 8'

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
74. Contents - move out then reset - Extra large room	1.00 EA	0.00	296.84	0.00	74.21	371.05
78. Mask and cover large light fixture	2.00 EA	0.00	31.99	0.10	16.03	80.11
75. Remove Snaplock Laminate - simulated wood flooring	258.21 SF	1.52	0.00	0.00	98.12	490.60
76. Remove Base shoe	72.33 LF	0.22	0.00	0.00	3.98	19.89
77. Paint the walls and ceiling - two coats	836.88 SF	0.00	1.49	14.06	315.26	1,576.27
79. Seal (1 coat) & paint (1 coat) baseboard	72.33 LF	0.00	2.40	0.61	43.55	217.75



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CONTINUED - Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
80. Carpet	314.67 SF	0.00	3.93	56.07	323.19	1,615.91
81. Carpet pad	258.21 SF	0.00	0.67	8.37	45.35	226.72
82. Final cleaning - construction - Residential	258.21 SF	0.00	0.43	0.00	27.75	138.78
Totals: Living Room				79.21	947.44	4,737.08
Total: Main Level				252.99	3,422.66	17,112.72
Line Item Totals: ROS-2504-DS				252.99	3,422.66	17,112.72

Grand Total Areas:

2,796.44 SF Walls	817.83 SF Ceiling	3,614.28 SF Walls and Ceiling
817.83 SF Floor	90.87 SY Flooring	348.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	357.33 LF Ceil. Perimeter
817.83 Floor Area	903.61 Total Area	2,796.44 Interior Wall Area
1,362.00 Exterior Wall Area	151.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



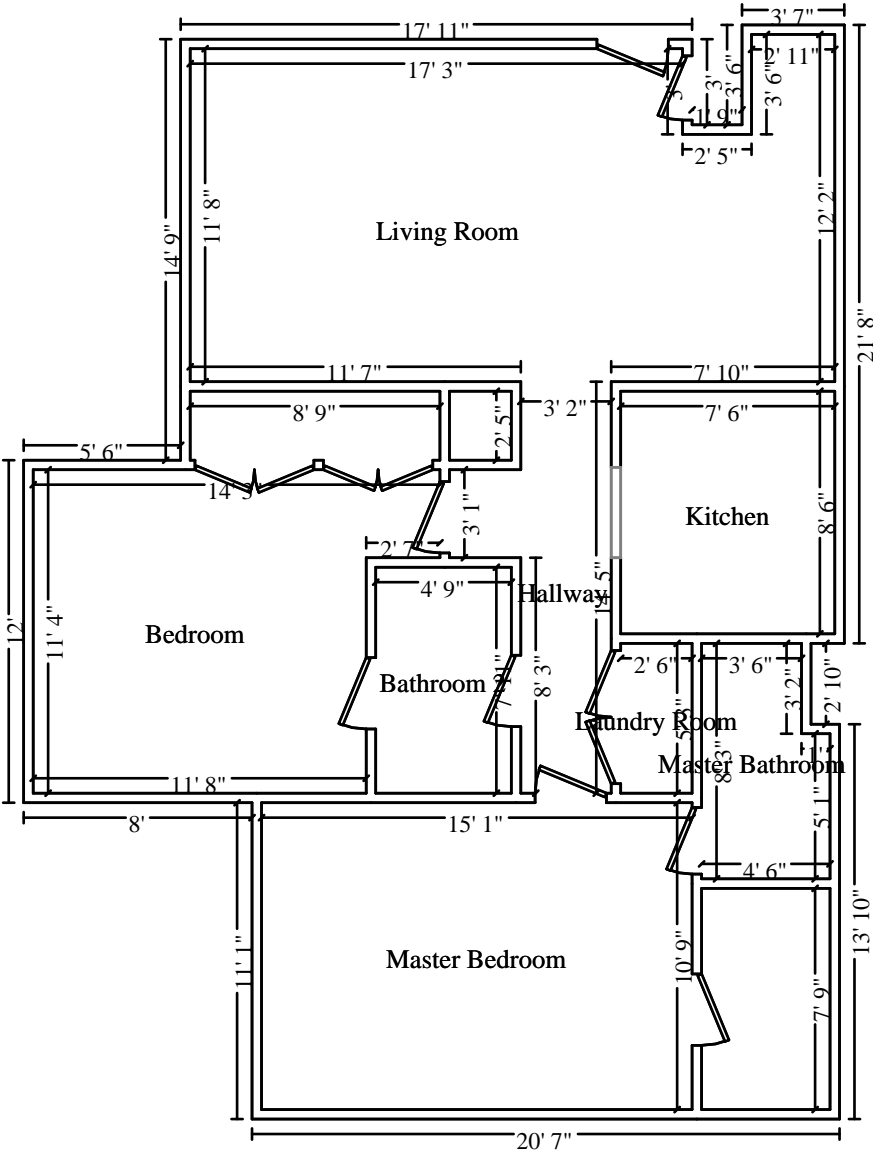
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Summary

Line Item Total	13,437.07
Material Sales Tax	252.99
Subtotal	13,690.06
Overhead	2,053.57
Profit	1,369.09
Replacement Cost Value	\$17,112.72
Net Claim	\$17,112.72

Mike Warden
Estimator



Main Level