

Estimate

Estimate number EST-202508-5709
Estimate Date: 2025-08-05

JJL Contractor Inc.

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Estimate for

15709 Rothschild Ct
Haymarket, VA 20169-6177

Comprehensive interior reconstruction project including drywall repair, complete interior painting, carpet replacement, and restoration services across 6 rooms. Project includes high ceiling work requiring specialized equipment, extensive fixture coordination, and comprehensive site protection for occupied residence. All work performed to current building codes and industry standards.

Interior Reconstruction

Room-by-room reconstruction work including Bedroom (combined main/subroom/bay), Living Room, Kitchen (combined main/bay), Entry/Foyer, Hallway, and Garage. All work performed to current IRC and Virginia building standards.

Bedroom

343.53 SF floor area, peaked/8' ceiling height. Combined main bedroom, subroom, and bay area with comprehensive flooring replacement.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Floor Protection	343.53	SF	\$0.75	\$257.65
Protective film installation and removal for occupied residence				
2. Detach & Reset Items	5.00	EA	\$85.00	\$425.00
Curtain/window drapery hardware (3 EA), recessed light fixture trim (1 EA), cold air return cover (1 EA)				

Construction

Item	Qty	Unit	Unit Price	Total Price
3. Drywall Repair & Integration	192.00	SF	\$4.95	\$950.40
1/2" drywall installation on walls (96 SF) and ceiling (96 SF), taping, floating, and texture matching				
4. Primer Application	192.00	SF	\$1.45	\$278.40
Primer application on all new and repaired drywall surfaces				
5. Wall Painting	758.35	SF	\$2.70	\$2,047.55
Two-coat paint application on all walls				
6. Ceiling Painting	365.26	SF	\$2.70	\$986.20
Two-coat paint application on ceiling				
7. Baseboard Removal	87.40	LF	\$2.50	\$218.50
Careful removal of existing baseboard for carpet installation access				
8. Carpet Removal	343.53	SF	\$1.55	\$532.47
Complete removal of existing carpet and padding				
9. Carpet Installation	371.00	SF	\$5.15	\$1,910.65
New carpet installation with padding and stretch-in method (includes 8% waste factor)				
10. Baseboard Reinstallation	87.40	LF	\$4.25	\$371.45
Reinstall baseboard with new fasteners and caulking				

11. Baseboard Touch-up Paint	87.40	LF	\$1.85	\$161.69
Touch-up paint application on reinstalled baseboard				

Bedroom Subtotal: \$8,139.96

Living Room

541.93 SF floor area, 18'3" high ceiling requiring specialized scaffolding equipment and safety protocols per OSHA 1926.451

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
12. Floor Protection	541.93	SF	\$0.75	\$406.45
Protective film installation and removal for occupied residence				
13. Large Fixture Protection	2.00	EA	\$45.00	\$90.00
Mask and cover large ornate light fixtures during construction				
14. Detach & Reset Items	2.00	EA	\$85.00	\$170.00
Large curtain and window drapery hardware for 2-story height				

Construction

Item	Qty	Unit	Unit Price	Total Price
15. Drywall Repair & Integration	32.00	SF	\$4.95	\$158.40
1/2" drywall installation on ceiling (32 SF), taping, floating, and texture matching				
16. Primer Application	32.00	SF	\$1.45	\$46.40
Primer application on all new and repaired drywall surfaces				
17. High Wall Painting	1,659.00	SF	\$3.85	\$6,387.15
Wall painting for 18'3" height using scaffolding and safety equipment				
18. High Ceiling Painting	541.93	SF	\$3.85	\$2,086.43
Ceiling painting for 18'3" height using scaffolding and safety equipment				
19. Height Premium Labor	541.93	SF	\$0.75	\$406.45
Additional labor costs for elevated work and safety measures				

Living Room Subtotal: \$9,751.28

Kitchen

289.74 SF floor area, 8' ceiling height. Combined main kitchen and bay area with careful attention to fixture protection.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
20. Floor Protection	289.74	SF	\$0.75	\$217.31
Protective film installation and removal for occupied residence				
21. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large light fixture during construction				

22. Detach & Reset Items	7.00	EA	\$85.00	\$595.00
Recessed light trim (6 EA) and window drapery hardware (1 EA)				

Construction

Item	Qty	Unit	Unit Price	Total Price
23. Drywall Repair & Integration	24.00	SF	\$4.95	\$118.80
1/2" drywall installation on walls (12 SF) and ceiling (12 SF), taping, floating, and texture matching				
24. Primer Application	24.00	SF	\$1.45	\$34.80
Primer application on all new and repaired drywall surfaces				
25. Wall Painting	451.31	SF	\$2.70	\$1,218.54
Two-coat paint application on walls				
26. Ceiling Painting	289.74	SF	\$2.70	\$782.30
Two-coat paint application on ceiling				

Kitchen Subtotal: \$3,011.74

Entry/Foyer

99.83 SF floor area, 18'3" high ceiling requiring specialized scaffolding equipment and safety protocols per OSHA 1926.451

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
27. Floor Protection	99.83	SF	\$0.75	\$74.87
Protective film installation and removal for occupied residence				
28. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large ornate light fixture during construction				

Construction

Item	Qty	Unit	Unit Price	Total Price
29. High Wall Painting	610.88	SF	\$3.85	\$2,351.89
Wall painting for 18'3" height using scaffolding and safety equipment				
30. High Ceiling Painting	99.83	SF	\$3.85	\$384.35
Ceiling painting for 18'3" height using scaffolding and safety equipment				
31. Height Premium Labor	99.83	SF	\$0.75	\$74.87
Additional labor costs for elevated work and safety measures				

Entry/Foyer Subtotal: \$2,930.98

Hallway

431.33 SF floor area, 8' ceiling height with extensive fixture coordination requirements

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
32. Floor Protection	431.33	SF	\$0.75	\$323.50
Protective film installation and removal for occupied residence				
33. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large ornate light fixture during construction				
34. Detach & Reset Items	15.00	EA	\$85.00	\$1,275.00
Recessed light fixture trim (6 EA), Heat/AC registers (4 EA), cold air return covers (2 EA), smoke detectors (2 EA), curtain/window hardware (1 EA)				

Construction				
Item	Qty	Unit	Unit Price	Total Price
35. Wall Painting	641.86	SF	\$2.70	\$1,733.02
Two-coat paint application on walls				
36. Ceiling Painting	431.33	SF	\$2.70	\$1,164.59
Two-coat paint application on ceiling				

Post-Construction				
Item	Qty	Unit	Unit Price	Total Price
37. Carpet Deep Cleaning & Deodorizing	431.33	SF	\$1.25	\$539.16
Deep cleaning and deodorizing service for existing carpet including stain treatment and odor elimination				
				Hallway Subtotal: \$5,080.27

Garage				
429.02 SF floor area, 8' ceiling height. 2-car garage with special attention to garage door hardware and opener units.				

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
38. Floor Protection	429.02	SF	\$0.75	\$321.76
Protective film installation and removal for occupied residence				
Construction				
Item	Qty	Unit	Unit Price	Total Price
39. Drywall Repair & Integration	48.00	SF	\$4.95	\$237.60
1/2" drywall installation on ceiling (48 SF), taping, floating, and texture matching				
40. Primer Application	48.00	SF	\$1.45	\$69.60
Primer application on all new and repaired drywall surfaces				
41. Wall Painting	576.00	SF	\$2.70	\$1,555.20
Two-coat paint application on walls, careful work around garage door supports				

42. Ceiling Painting	429.02	SF	\$2.70	\$1,158.35
Two-coat paint application on ceiling				

Garage Subtotal: \$3,342.52

Project Management & Site Services

Comprehensive project coordination, protection services, and cleanup management for occupied residence

Project Common Items

Project-wide services including coordination, protection, cleanup, and debris management

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
43. Material Delivery Coordination	1.00	LS	\$150.00	\$150.00
Scheduled delivery management to minimize disruption in occupied home				
44. Daily Construction Cleanup	12.00	DAY	\$20.00	\$240.00
Ongoing site maintenance and safety protocols for occupied residence including dust control per OSHA 1910.1000				
45. Scaffold Rental & Setup	1.00	LS	\$275.00	\$275.00
Professional scaffolding rental and setup for high-ceiling work (18'3") compliant with OSHA 1926.451 standards				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
46. Construction Debris Disposal	1.00	LS	\$870.00	\$870.00
Waste management including 10-yard dumpster rental, material segregation, and proper disposal at authorized facilities for 4.5 cubic yards total waste				
47. Professional Carpet Cleaning	431.33	SF	\$0.50	\$215.66
Deep cleaning and deodorizing service for hallway carpet as specified for odor control				
48. Final Construction Cleaning	1.00	LS	\$355.00	\$355.00
Post-construction cleaning including detailed dust removal, surface preparation, and final preparation				

Project Common Items Subtotal: \$2,105.67

Subtotal: \$34,362.42

Overhead (17.0%): \$5,841.61

VA Sales Tax: \$457.43

Estimate Total: \$40,661.46

Overhead & Profit: 17% applied to cover project management, supervision, quality control, and coordination of multiple trades including drywall, painting, flooring, and fixture work.

Sales Tax: Virginia rate of 6.0% applied to materials only; labor is tax-exempt for residential construction per Virginia state tax code.

Scope of Work: This estimate covers comprehensive interior reconstruction including drywall repair, interior painting, carpet replacement, and all associated restoration services. All materials will meet "like kind and quality" standards.

Warranty: 2-year workmanship warranty on all installation and repair work.

Timeline: Project estimated at 12-18 business days depending on material delivery and drying times.

Terms: Estimate valid for 30 days. Additional work beyond this scope will require separate pricing. Payment terms available upon contract execution.