

Estimate

Estimate number EST-202507-5709
Estimate Date: 2025-07-21

JJL Contractor Inc.

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Estimate for

15709 Rothschild Ct
Haymarket, VA 20169

This comprehensive restoration estimate reflects restoration to pre-loss condition using Like Kind and Quality materials.

Interior Reconstruction

Multi-room restoration including Bedroom, Living Room, Kitchen, Entry/Foyer, Hallway(2nd Floor), Garage

Bedroom

ROOM DIMENSIONS:
- Floor Area: 343.53 SF
- Wall Area (Net): 758.35 SF
- Ceiling Area: 365.26 SF
- Baseboard Length: 87.40 LF
- Height: Peaked FT

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Painting protection - plastic sheeting and masking tape	343.53	SF	\$0.50	\$171.76
Protection of floors and surfaces during painting with plastic sheeting and masking tape				

Construction

Item	Qty	Unit	Unit Price	Total Price
2. Ceiling Drywall	170.28	SF	\$3.75	\$638.55
Includes high ceiling premium				
3. Ceiling Insulation	100.80	SF	\$2.50	\$252.00
4. Wall Paint	758.35	SF	\$2.50	\$1,895.88
5. Ceiling Paint	365.26	SF	\$3.13	\$1,143.26
Includes high ceiling premium				
6. Ceiling Primer	96.00	SF	\$3.13	\$300.48
Includes high ceiling premium				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
7. One-time post-construction cleanup	343.53	SF	\$0.25	\$85.88
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				

Bedroom Subtotal: \$4,487.82

Living Room

ROOM DIMENSIONS:
- Floor Area: 541.93 SF
- Wall Area (Net): 1659.00 SF
- Ceiling Area: 541.93 SF
- Baseboard Length: 83.67 LF
- Height: 18.3 FT

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
8. Painting protection - plastic sheeting and masking tape	541.93	SF	\$0.50	\$270.96
Protection of floors and surfaces during painting with plastic sheeting and masking tape				

Construction

Item	Qty	Unit	Unit Price	Total Price
9. Ceiling Drywall	72.56	SF	\$3.75	\$272.10
Includes high ceiling premium				
10. Ceiling Insulation	33.60	SF	\$2.50	\$84.00
11. Wall Paint	1,659.00	SF	\$2.50	\$4,147.50
12. Ceiling Paint	541.93	SF	\$3.13	\$1,696.24
Includes high ceiling premium				
13. Ceiling Primer	32.00	SF	\$3.13	\$100.16
Includes high ceiling premium				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
14. One-time post-construction cleanup	541.93	SF	\$0.25	\$135.48
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				

Living Room Subtotal: \$6,706.45

Kitchen

ROOM DIMENSIONS:
- Floor Area: 289.74 SF
- Wall Area (Net): 451.31 SF
- Ceiling Area: 289.74 SF
- Baseboard Length: 60.92 LF
- Height: 8 FT

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
15. Painting protection - plastic sheeting and masking tape	289.74	SF	\$0.50	\$144.87
Protection of floors and surfaces during painting with plastic sheeting and masking tape				

Construction				
Item	Qty	Unit	Unit Price	Total Price
16. Ceiling Drywall	36.04	SF	\$3.00	\$108.12
17. Ceiling Insulation	12.60	SF	\$2.50	\$31.50
18. Wall Paint	451.31	SF	\$2.50	\$1,128.28
19. Ceiling Paint	289.74	SF	\$2.50	\$724.35
20. Ceiling Primer	12.00	SF	\$2.50	\$30.00
Post-Construction				
Item	Qty	Unit	Unit Price	Total Price
21. One-time post-construction cleanup	289.74	SF	\$0.25	\$72.44
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				
				Kitchen Subtotal: \$2,239.56

Entry/Foyer	
ROOM DIMENSIONS:	
- Floor Area: 99.83 SF	
- Wall Area (Net): 610.88 SF	
- Ceiling Area: 99.83 SF	
- Baseboard Length: 31.89 LF	
- Height: 18.3 FT	

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
22. Painting protection - plastic sheeting and masking tape	99.83	SF	\$0.50	\$49.91
Protection of floors and surfaces during painting with plastic sheeting and masking tape				
Construction				
Item	Qty	Unit	Unit Price	Total Price
23. Wall Paint	610.88	SF	\$2.50	\$1,527.20
24. Ceiling Paint	99.83	SF	\$3.13	\$312.47
Includes high ceiling premium				
Post-Construction				
Item	Qty	Unit	Unit Price	Total Price
25. One-time post-construction cleanup	99.83	SF	\$0.25	\$24.96
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				
				Entry/Foyer Subtotal: \$1,914.55

Hallway(2nd Floor)	
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ROOM DIMENSIONS:
- Floor Area: 431.33 SF
- Wall Area (Net): 641.86 SF
- Ceiling Area: 431.33 SF
- Baseboard Length: 80.23 LF
- Height: 8 FT

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
26. Painting protection - plastic sheeting and masking tape	431.33	SF	\$0.50	\$215.66
Protection of floors and surfaces during painting with plastic sheeting and masking tape				

Construction

Item	Qty	Unit	Unit Price	Total Price
27. Wall Paint	641.86	SF	\$2.50	\$1,604.65
28. Ceiling Paint	431.33	SF	\$2.50	\$1,078.33

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
29. One-time post-construction cleanup	431.33	SF	\$0.25	\$107.83
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				

Hallway(2nd Floor) Subtotal: \$3,006.48

Garage

ROOM DIMENSIONS:
- Floor Area: 429.02 SF
- Wall Area (Net): 576.00 SF
- Ceiling Area: 429.02 SF
- Baseboard Length: 69.83 LF
- Height: 8 FT

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
30. Painting protection - plastic sheeting and masking tape	429.02	SF	\$0.50	\$214.51
Protection of floors and surfaces during painting with plastic sheeting and masking tape				

Construction

Item	Qty	Unit	Unit Price	Total Price
31. Ceiling Drywall	98.54	SF	\$3.00	\$295.62
32. Ceiling Insulation	50.40	SF	\$2.50	\$126.00
33. Wall Paint	576.00	SF	\$2.50	\$1,440.00
34. Ceiling Paint	429.02	SF	\$2.50	\$1,072.55

35. Ceiling Primer	48.00	SF	\$2.50	\$120.00
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Post-Construction

Item	Qty	Unit	Unit Price	Total Price
36. One-time post-construction cleanup	429.02	SF	\$0.25	\$107.25
One-time post-construction cleanup to ensure a safe and organized work environment after project completion.				

Garage Subtotal: \$3,375.94

Project Cleanup & Debris Disposal

Comprehensive project cleanup and debris disposal from drywall, insulation, painting work across all project areas

Entire Property

Construction

Item	Qty	Unit	Unit Price	Total Price
37. Scaffolding rental for high ceiling safety (Agreed Price)	1.00	LS	\$989.50	\$989.50
Rental for high ceilings in Bedroom, Living Room, Entry/Foyer (agreed price adjustment)				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
38. Project final cleaning	2,135.00	SF	\$0.76	\$1,622.60
Final construction cleaning required due to drywall dust, debris tracking, and material transport throughout 2135 SF of work area.				
Cleaning includes dust removal from surfaces, fixtures, and HVAC systems affected by drywall, insulation, painting work.				

Entire Property Subtotal: \$2,612.10

Subtotal: \$24,342.90

Overhead (10.0%): \$2,434.29

Profit (10.0%): \$2,434.29

Estimate Total: \$29,211.48

OVERHEAD (10%)

Overhead covers essential project management costs including coordination of 3 trades across 6 rooms spanning 2135 SF. This includes administrative expenses such as project documentation, scheduling, material procurement, and quality control oversight for standard coordination requirements. Additionally covers operational costs including equipment rental, vehicle expenses, job site utilities, and business infrastructure necessary for project completion over 12 days timeline. General liability coverage, workers' compensation, and performance bonding are also included based on project scope and risk assessment.

PROFIT (10%)

Profit margin reflects current market standards for professional restoration contractors performing reconstruction project work in VA region. This rate provides appropriate compensation for financial investment, project risk assumption, and performance guarantee while ensuring business sustainability for minor complexity projects. The profit component covers the value of professional expertise, comprehensive warranty coverage, industry knowledge, and quality assurance that ensures successful project completion to pre-loss condition. This rate structure maintains competitive positioning while providing the resources necessary for excellence in execution and customer satisfaction.

This estimate reflects restoration to pre-loss condition using Like Kind and Quality materials. Overhead and Profit rates reflect professional standards for the determined complexity level.