

Estimate

Estimate number EST-202507-3383
Estimate Date: 2025-07-16

JJL Contractor Inc.

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Estimate for

43383 Stukely Dr
Sterling, VA 20166

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

Interior Reconstruction

Multi-room restoration including Work Room, Recreation Room, Recreation Room Closet, Back Double Door Bedroom, Sump Room, Closet Two, Stair, Under Stairs

Work Room

ROOM DIMENSIONS:
- Floor Area: 384.58 SF
- Wall Area (Net): 692.42 SF
- Ceiling Area: 384.58 SF
- Baseboard Length: 90.42 LF
- Height: 8.58 FT

Water damage restoration including drywall, insulation, and painting

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Contents Manipulation/Protection	1.00	Job	\$500.00	\$500.00
Manipulation and protection of room contents to prevent damage during restoration. Includes protective coverings (plastic sheeting, drop cloths).				

Construction

Item	Qty	Unit	Unit Price	Total Price
2. Wall Drywall	324.50	SF	\$5.00	\$1,622.50
Installation of 1/2-inch gypsum drywall on walls at 8.58 FT height. Includes drywall sheets, joint compound, tape, and screws with 10% waste allowance for cutting and fitting.				
3. Ceiling Drywall	140.80	SF	\$6.00	\$844.80
Installation of 5/8-inch gypsum drywall on ceilings at 8.58 FT height. Includes drywall sheets, joint compound, tape, and screws with 15% waste allowance for overhead installation complexity.				
4. Wall Insulation	134.40	SF	\$2.50	\$336.00
Installation of fiberglass batt insulation (R-13) in walls at 8.58 FT height. Includes 10% waste allowance for cutting and fitting.				
5. Baseboard	90.42	LF	\$5.50	\$497.31
Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.				
6. Wall Primer	295.00	SF	\$3.00	\$885.00
Application of one coat of primer on walls at 8.58 FT height. Includes primer and application materials.				
7. Wall Paint	692.42	SF	\$3.00	\$2,077.26
Application of two coats of paint on walls at 8.58 FT height. Includes paint and application materials.				

8. Ceiling Primer	128.00	SF	\$3.00	\$384.00
Application of one coat of primer on ceilings at 8.58 FT height. Includes primer and application materials.				
9. Ceiling Paint	384.58	SF	\$3.00	\$1,153.74
Application of two coats of ceiling paint at 8.58 FT height. Includes paint and application materials.				
10. Baseboard Paint	82.20	LF	\$2.50	\$205.50
Application of two coats of paint on baseboards. Includes paint and brushes.				
11. Door Paint	2.00	EA	\$100.00	\$200.00
Painting of two interior doors at 8.58 FT height. Includes paint and application materials.				
12. Trim Paint	1.00	EA	\$80.00	\$80.00
Painting of trim at 8.58 FT height. Includes paint and application materials.				
13. Interior Door Unit	1.00	EA	\$250.00	\$250.00
Installation of one pre-hung interior door unit at 8.58 FT height. Includes door, frame, and hardware with 5% waste allowance.				
14. Recessed LED Panel Light (Detach & Reset)	1.00	EA	\$50.00	\$50.00
Detaching and resetting one recessed LED panel light at 8.58 FT height. Includes minor wiring materials.				
15. Window Blind (Detach & Reset)	1.00	EA	\$40.00	\$40.00
Detaching and resetting one window blind at 8.58 FT height. Includes minor mounting hardware.				
16. Door Knob/Lockset (Detach & Reset)	1.00	EA	\$30.00	\$30.00
Detaching and resetting one door knob/lockset at 8.58 FT height. Includes minor hardware.				
17. Outlets (Detach & Reset)	7.00	EA	\$35.00	\$245.00
Detaching and resetting seven electrical outlets at 8.58 FT height. Includes minor wiring materials.				

Work Room Subtotal: \$9,593.40

Recreation Room

ROOM DIMENSIONS:
- Floor Area: 1134.88 SF
- Wall Area (Net): 1055.92 SF
- Ceiling Area: 1134.88 SF
- Baseboard Length: 129.31 LF
- Height: 8.583 FT

Water damage restoration including drywall, insulation, flooring, and painting

Construction

Item	Qty	Unit	Unit Price	Total Price
18. Wall Drywall	343.20	SF	\$5.00	\$1,716.00
Installation of 1/2-inch gypsum drywall on walls at 8.583 FT height. Includes drywall sheets, joint compound, tape, and screws with 10% waste allowance for cutting and fitting.				
19. Ceiling Drywall	412.50	SF	\$6.00	\$2,475.00
Installation of 5/8-inch gypsum drywall on ceilings at 8.583 FT height. Includes drywall sheets, joint compound, tape, and screws with 15% waste allowance for overhead installation.				
20. Wall Insulation	234.15	SF	\$2.50	\$585.38
Installation of fiberglass batt insulation (R-13) in walls at 8.583 FT height. Includes 10% waste allowance for cutting and fitting.				
21. Flooring (Carpet)	1,305.11	SF	\$3.50	\$4,567.88
Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.				

22. Flooring (Carpet Pad)	1,305.11	SF	\$1.00	\$1,305.11
Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.				
23. Baseboard	129.31	LF	\$5.50	\$711.21
Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.				
24. Wall Primer	312.00	SF	\$3.00	\$936.00
Application of one coat of primer on walls at 8.583 FT height. Includes primer and application materials.				
25. Wall Paint	1,055.92	SF	\$3.00	\$3,167.76
Application of two coats of paint on walls at 8.583 FT height. Includes paint and application materials.				
26. Ceiling Primer	375.00	SF	\$3.00	\$1,125.00
Application of one coat of primer on ceilings at 8.583 FT height. Includes primer and application materials.				
27. Ceiling Paint	1,134.88	SF	\$3.00	\$3,404.64
Application of two coats of ceiling paint at 8.583 FT height. Includes paint and application materials.				
28. Baseboard Paint	117.55	LF	\$2.50	\$293.88
Application of two coats of paint on baseboards. Includes paint and brushes.				
29. Trim Paint	10.00	EA	\$80.00	\$800.00
Painting of trim at 8.583 FT height. Includes paint and application materials.				
30. Outlets (Detach & Reset)	10.00	EA	\$35.00	\$350.00
Detaching and resetting ten electrical outlets at 8.583 FT height. Includes minor wiring materials.				
31. Recessed LED Panel Light (Protection)	8.00	EA	\$20.00	\$160.00
Protection of eight recessed LED panel lights during construction at 8.583 FT height. Includes protective coverings.				

Recreation Room Subtotal: \$22,165.31

Recreation Room Closet

ROOM DIMENSIONS:
- Floor Area: 44.93 SF
- Wall Area (Net): 264.74 SF
- Ceiling Area: 44.93 SF
- Baseboard Length: 29.53 LF
- Height: 8.58 FT

Water damage restoration including flooring and painting

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
32. Flooring (Carpet) Removal	44.93	SF	\$2.00	\$89.86
Carpet removal and disposal preparation.				
33. Flooring (Carpet Pad) Removal	44.93	SF	\$2.00	\$89.86
Carpet pad removal and disposal preparation.				
34. Baseboard Removal	29.53	LF	\$0.75	\$22.15
Baseboard removal and disposal preparation.				

Construction				
Item	Qty	Unit	Unit Price	Total Price
35. Flooring (Carpet)	51.67	SF	\$3.50	\$180.84
Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.				
36. Flooring (Carpet Pad)	51.67	SF	\$1.00	\$51.67
Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.				
37. Baseboard	32.48	LF	\$5.50	\$178.64
Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.				
38. Wall Paint	264.74	SF	\$3.00	\$794.22
Application of two coats of paint on walls at 8.58 FT height. Includes paint and application materials.				
39. Ceiling Paint	44.93	SF	\$3.00	\$134.79
Application of two coats of ceiling paint at 8.58 FT height. Includes paint and application materials.				
40. Baseboard Paint	29.53	LF	\$2.50	\$73.83
Application of two coats of paint on baseboards. Includes paint and brushes.				
Recreation Room Closet Subtotal: \$1,638.34				

Back Double Door Bedroom

ROOM DIMENSIONS:
- Floor Area: 210.94 SF
- Wall Area (Net): 416.96 SF
- Ceiling Area: 210.94 SF
- Baseboard Length: 51.12 LF
- Height: 8.583 FT

Water damage restoration including drywall, insulation, flooring, and painting

Construction				
Item	Qty	Unit	Unit Price	Total Price
41. Wall Drywall	115.43	SF	\$5.00	\$577.15
Installation of 1/2-inch gypsum drywall on walls at 8.583 FT height. Includes drywall sheets, joint compound, tape, and screws with 10% waste allowance for cutting and fitting.				
42. Wall Insulation	27.38	SF	\$2.50	\$68.45
Installation of fiberglass batt insulation (R-13) in walls at 8.583 FT height. Includes 10% waste allowance for cutting and fitting.				
43. Flooring (Carpet)	242.58	SF	\$3.50	\$849.03
Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.				
44. Flooring (Carpet Pad)	242.58	SF	\$1.00	\$242.58
Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.				
45. Baseboard	51.12	LF	\$5.50	\$281.16
Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.				
46. Wall Primer	104.94	SF	\$3.00	\$314.82
Application of one coat of primer on walls at 8.583 FT height. Includes primer and application materials.				
47. Wall Paint	416.96	SF	\$3.00	\$1,250.88
Application of two coats of paint on walls at 8.583 FT height. Includes paint and application materials.				

48. Ceiling Paint	210.94	SF	\$3.00	\$632.82
Application of two coats of ceiling paint at 8.583 FT height. Includes paint and application materials.				
49. Baseboard Paint	46.47	LF	\$2.50	\$116.17
Application of two coats of paint on baseboards. Includes paint and brushes.				
50. Outlets (Detach & Reset)	4.00	EA	\$35.00	\$140.00
Detaching and resetting four electrical outlets at 8.583 FT height. Includes minor wiring materials.				
51. Recessed LED Panel Light (Protection)	2.00	EA	\$20.00	\$40.00
Protection of two recessed LED panel lights during construction at 8.583 FT height. Includes protective coverings.				

Back Double Door Bedroom Subtotal: \$4,618.54

Sump Room

ROOM DIMENSIONS:
- Floor Area: 7.19 SF
- Wall Area (Net): 54.37 SF
- Ceiling Area: 7.19 SF
- Baseboard Length: 7.77 LF
- Height: 8.58 FT

Water damage restoration including drywall, insulation, and painting

Construction

Item	Qty	Unit	Unit Price	Total Price
52. Wall Drywall	59.81	SF	\$5.00	\$299.05
Installation of 1/2-inch gypsum drywall on walls at 8.58 FT height. Includes drywall sheets, joint compound, tape, and screws with 10% waste allowance for cutting and fitting.				
53. Wall Insulation	28.35	SF	\$2.50	\$70.88
Installation of fiberglass batt insulation (R-13) in walls at 8.58 FT height. Includes 10% waste allowance for cutting and fitting.				
54. Wall Primer	54.37	SF	\$3.00	\$163.11
Application of one coat of primer on walls at 8.58 FT height. Includes primer and application materials.				
55. Door Trim Install	1.00	EA	\$150.00	\$150.00
Installation of door trim at 8.58 FT height. Includes trim material, nails, and caulk with 5% waste allowance for cutting and fitting.				

Sump Room Subtotal: \$686.64

Closet Two

ROOM DIMENSIONS:
- Floor Area: 11.33 SF
- Wall Area (Net): 29.75 SF
- Ceiling Area: 11.33 SF
- Baseboard Length: 4.10 LF
- Height: 7.42 FT

Water damage restoration including flooring and painting

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
56. Flooring (Carpet) Removal <i>Carpet removal and disposal preparation.</i>	11.33	SF	\$2.00	\$22.66
57. Flooring (Carpet Pad) Removal <i>Carpet pad removal and disposal preparation.</i>	11.33	SF	\$2.00	\$22.66
58. Baseboard Removal <i>Baseboard removal and disposal preparation.</i>	4.10	LF	\$0.75	\$3.07

Construction

Item	Qty	Unit	Unit Price	Total Price
59. Flooring (Carpet) <i>Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.</i>	13.03	SF	\$3.50	\$45.60
60. Flooring (Carpet Pad) <i>Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.</i>	13.03	SF	\$1.00	\$13.03
61. Baseboard <i>Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.</i>	4.51	LF	\$5.50	\$24.80
62. Wall Paint <i>Application of two coats of paint on walls at 7.42 FT height. Includes paint and application materials.</i>	29.75	SF	\$3.00	\$89.25
63. Ceiling Paint <i>Application of two coats of ceiling paint at 7.42 FT height. Includes paint and application materials.</i>	11.33	SF	\$3.00	\$33.99
64. Baseboard Paint <i>Application of two coats of paint on baseboards. Includes paint and brushes.</i>	4.10	LF	\$2.50	\$10.25

Closet Two Subtotal: \$271.33

Stair

ROOM DIMENSIONS:
- Floor Area: 78.73 SF
- Wall Area (Net): 391.49 SF
- Ceiling Area: 48.00 SF
- Baseboard Length: 0.00 LF
- Height: 17.33 FT

Water damage restoration including flooring and painting

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
65. Flooring (Carpet) Removal <i>Carpet removal and disposal preparation.</i>	78.73	SF	\$2.00	\$157.46
66. Flooring (Carpet Pad) Removal <i>Carpet pad removal and disposal preparation.</i>	78.73	SF	\$2.00	\$157.46

Construction				
Item	Qty	Unit	Unit Price	Total Price
67. Flooring (Carpet) <i>Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.</i>	90.54	SF	\$3.50	\$316.89
68. Flooring (Carpet Pad) <i>Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.</i>	90.54	SF	\$1.00	\$90.54
69. Skirtboard Paint <i>Application of two coats of paint on skirtboards at 17.33 FT height. Includes paint and brushes.</i>	25.24	LF	\$2.50	\$63.10
70. Stair Charge <i>Specialized installation of stair components at 17.33 FT height. Includes minor materials (adhesives, fasteners) with 5% waste allowance.</i>	1.00	Job	\$300.00	\$300.00
				Stair Subtotal: \$1,282.01

Under Stairs

ROOM DIMENSIONS:
- Floor Area: 45.05 SF
- Wall Area (Net): 349.24 SF
- Ceiling Area: 45.05 SF
- Baseboard Length: 51.69 LF
- Height: 7.42 FT

Water damage restoration including drywall, flooring, and painting

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
71. Flooring (Carpet) Removal <i>Carpet removal and disposal preparation.</i>	45.05	SF	\$2.00	\$90.10
72. Flooring (Carpet Pad) Removal <i>Carpet pad removal and disposal preparation.</i>	45.05	SF	\$2.00	\$90.10

Construction				
Item	Qty	Unit	Unit Price	Total Price
73. Wall Drywall <i>Installation of 1/2-inch gypsum drywall on walls at 7.42 FT height. Includes drywall sheets, joint compound, tape, and screws with 10% waste allowance for cutting and fitting.</i>	220.00	SF	\$5.00	\$1,100.00
74. Flooring (Carpet) <i>Installation of carpet flooring. Includes carpet material with 10% waste allowance for seams and fitting.</i>	51.81	SF	\$3.50	\$181.34
75. Flooring (Carpet Pad) <i>Installation of carpet padding. Includes padding material with 10% waste allowance for cutting and fitting.</i>	51.81	SF	\$1.00	\$51.81
76. Baseboard <i>Installation of baseboards. Includes nails and caulk with 10% waste allowance for cutting and mitered joints.</i>	51.69	LF	\$5.50	\$284.29
77. Wall Primer <i>Application of one coat of primer on walls at 7.42 FT height. Includes primer and application materials.</i>	200.00	SF	\$3.00	\$600.00

78. Wall Paint	349.24	SF	\$3.00	\$1,047.72
Application of two coats of paint on walls at 7.42 FT height. Includes paint and application materials.				
79. Ceiling Paint	45.05	SF	\$3.00	\$135.15
Application of two coats of ceiling paint at 7.42 FT height. Includes paint and application materials.				
80. Baseboard Paint	46.99	LF	\$2.50	\$117.48
Application of two coats of paint on baseboards. Includes paint and brushes.				

Under Stairs Subtotal: \$3,693.23

Project Cleanup & Debris Disposal

Comprehensive project cleanup and debris disposal from drywall, flooring, and baseboard work across all project areas

Project Cleanup

Item	Qty	Unit	Unit Price	Total Price
81. Daily Cleanup	1,887.62	SF	\$0.15	\$283.14
Daily construction cleaning for 1887.62 SF over 8 days. Includes dust and debris removal from drywall, flooring, and painting work.				
82. Final Cleanup	200.00	SF	\$1.38	\$275.00
Final construction cleaning for 200 SF of common areas. Includes dust removal from surfaces, fixtures, and HVAC systems affected by drywall, flooring, and painting work.				

Debris Disposal

Item	Qty	Unit	Unit Price	Total Price
83. Dumpster & Disposal	1.00	Job	\$3,262.50	\$3,262.50
Rental of a dumpster for 5000 lbs (2.5 tons) of debris, including carpet, carpet padding, and baseboards. Includes dumpster rental (\$1250.00 for 10 days), disposal fees (\$212.50 for 2.5 tons at \$85/ton), and delivery/pickup fees (\$250.00).				
84. Hauling Labor	5,000.00	LB	\$0.35	\$1,750.00
Hauling of 5000 lbs of debris, including carpet (359.88 lbs), carpet padding (134.96 lbs), baseboards (8.41 lbs), and miscellaneous debris (54.74 lbs). Base rate of \$0.30/lb with surcharges for multi-story access and distance.				

Project Cleanup & Debris Disposal Subtotal: \$5,802.64

Subtotal: \$49,751.44

Overhead (10.0%): \$4,975.14

Profit (4.0%): \$1,990.06

VA Sales Tax: \$1,173.04

Estimate Total: \$57,889.68

OVERHEAD (10%)

Overhead covers essential project management costs including coordination of 5 trades across 8 rooms spanning 1887.62 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 a 10-day timeline. General liability coverage, workers' compensation, and performance bonding are also included based on project scope and risk assessment. Special conditions such as multi-story basement access require additional overhead allocation for increased project management complexity.

PROFIT (4%)

Profit margin reflects current market standards for professional restoration contractors performing interior restoration work in the VA region. This rate provides appropriate compensation for financial investment, project risk assumption, and performance guarantee while ensuring business sustainability for standard 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.

SALES TAX (6%)

Applied to materials (\$19,550.61) as required by VA jurisdiction. Tax calculation based on material costs per local regulations.

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.