

Estimate

Estimate number EST-202507-0964
Estimate Date: 2025-07-24

Enter Construction

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Estimate for

964 Towlston Rd
McLean, VA 22102

This comprehensive estimate covers the reconstruction and restoration of damaged areas within the basement and one bathroom on the first floor of the property located at 964 Towlston Rd, McLean, VA 22102. The property will be vacant during the work, allowing for an optimized and efficient project timeline. All work will adhere to "Like Kind and Quality" standards, utilizing current DMV area market pricing (60-75th percentile as of July 2025) to ensure fair compensation and facilitate insurance adjuster approval. This estimate includes all necessary demolition, reconstruction, finishing, and associated project management services.

Interior Reconstruction

Detailed work scope for damaged areas across the basement and the first-floor bathroom.

Basement - Bathroom

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
1. Baseboard Removal (Wood)	26.83	LF	\$1.15	\$30.85
2. Protection (Vanity Light Fixture)	1.00	EA	\$85.00	\$85.00
3. Protection (Mirror)	1.00	EA	\$85.00	\$85.00
4. Protection (Vanity)	1.00	EA	\$85.00	\$85.00
5. Protection (Toilet)	1.00	EA	\$85.00	\$85.00
6. Floor Protection (Heavy-Duty)	44.43	SF	\$0.80	\$35.54
7. Detach & Reset Wall Detached Shelf	1.00	EA	\$95.00	\$95.00
Construction				
Item	Qty	Unit	Unit Price	Total Price
8. Drywall Installation (Wall, 1/2" Type X) <i>Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.</i>	30.80	SF	\$3.25	\$100.10
9. Drywall Installation (Ceiling, 1/2" Type X) <i>Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.</i>	35.09	SF	\$3.25	\$114.04
10. Baseboard Installation (Wood)	29.51	LF	\$8.00	\$236.08
11. Paint Walls <i>Two coats of professional-grade, low-VOC latex paint.</i>	178.87	SF	\$5.50	\$983.79
12. Paint Ceiling <i>Two coats of professional-grade, low-VOC latex paint.</i>	44.43	SF	\$5.50	\$244.37
13. Paint Baseboard <i>Two coats of paint.</i>	26.83	LF	\$2.75	\$73.78
14. Primer (Walls - new/patched drywall) <i>One coat of high-quality, stain-blocking acrylic primer.</i>	28.00	SF	\$0.60	\$16.80

15. Primer (Ceiling - new/patched drywall)	31.90	SF	\$0.60	\$19.14
One coat of high-quality, stain-blocking acrylic primer.				

Basement - Bathroom Subtotal: \$2,289.49

Basement - Bedroom

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
16. Carpet Removal (Cut Pile with Padding)	251.68	SF	\$1.10	\$276.85
17. Baseboard Removal (Wood)	49.67	LF	\$1.15	\$57.12
18. Floor Protection (Heavy-Duty)	251.68	SF	\$0.80	\$201.34

Construction

Item	Qty	Unit	Unit Price	Total Price
19. Carpet Installation (Cut Pile with Padding)	264.26	SF	\$6.50	\$1,717.69
20. Drywall Installation (Wall, 1/2" Type X)	92.40	SF	\$3.25	\$300.30
Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.				
21. Insulation Installation (Wall)	42.00	SF	\$2.20	\$92.40
Fiberglass batt insulation.				
22. Baseboard Installation (Wood)	72.24	LF	\$8.00	\$577.92
23. Paint Walls	459.70	SF	\$5.50	\$2,528.35
Two coats of professional-grade, low-VOC latex paint.				
24. Paint Ceiling	251.68	SF	\$5.50	\$1,384.24
Two coats of professional-grade, low-VOC latex paint.				
25. Paint Baseboard	65.67	LF	\$2.75	\$180.59
Two coats of paint.				
26. Primer (Walls - new/patched drywall)	84.00	SF	\$0.60	\$50.40
One coat of high-quality, stain-blocking acrylic primer.				

Basement - Bedroom Subtotal: \$7,367.21

Basement - Hallway

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
27. Floor Protection (Heavy-Duty)	174.55	SF	\$0.80	\$139.64
28. Detach & Reset Light Fixture	2.00	EA	\$135.00	\$270.00
29. Detach & Reset Multiple Outlets	1.00	LOT	\$80.00	\$80.00
30. Detach & Reset Switch	1.00	EA	\$80.00	\$80.00

Construction				
Item	Qty	Unit	Unit Price	Total Price
31. Carpet Installation (Cut Pile with Padding)	183.28	SF	\$6.50	\$1,191.32
32. Drywall Installation (Wall, 1/2" Type X) <i>Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.</i>	140.80	SF	\$3.25	\$457.60
33. Drywall Installation (Ceiling, 1/2" Type X) <i>Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.</i>	41.25	SF	\$3.25	\$134.06
34. Baseboard Installation (Wood)	68.39	LF	\$8.00	\$547.12
35. Paint Walls <i>Two coats of professional-grade, low-VOC latex paint.</i>	518.59	SF	\$5.50	\$2,852.25
36. Paint Ceiling <i>Two coats of professional-grade, low-VOC latex paint.</i>	174.55	SF	\$5.50	\$960.03
37. Paint Baseboard <i>Two coats of paint.</i>	62.17	LF	\$2.75	\$170.97
38. Primer (Walls - new/patched drywall) <i>One coat of high-quality, stain-blocking acrylic primer.</i>	128.00	SF	\$0.60	\$76.80
39. Primer (Ceiling - new/patched drywall) <i>One coat of high-quality, stain-blocking acrylic primer.</i>	37.50	SF	\$0.60	\$22.50
				Basement - Hallway Subtotal: \$6,982.28

Basement - Living Room				
Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
40. Carpet Removal (Cut Pile with Padding)	478.39	SF	\$1.10	\$526.23
41. Baseboard Removal (Wood)	96.96	LF	\$1.15	\$111.50
42. Floor Protection (Heavy-Duty)	490.39	SF	\$0.80	\$392.31
43. Detach & Reset Recessed Light	8.00	EA	\$50.00	\$400.00
44. Detach & Reset Curtain, Rod	1.00	EA	\$70.00	\$70.00
45. Detach & Reset Multiple Outlets	1.00	LOT	\$80.00	\$80.00
46. Detach & Reset Switch	1.00	EA	\$80.00	\$80.00

Construction				
Item	Qty	Unit	Unit Price	Total Price
47. Carpet Installation (Cut Pile with Padding)	514.91	SF	\$6.50	\$3,346.91
48. Baseboard Installation (Wood)	106.66	LF	\$8.00	\$853.28
49. Paint Walls <i>Two coats of professional-grade, low-VOC latex paint.</i>	780.60	SF	\$5.50	\$4,293.30

50. Paint Ceiling	490.39	SF	\$5.50	\$2,697.14
Two coats of professional-grade, low-VOC latex paint.				
51. Paint Baseboard	96.96	LF	\$2.75	\$266.64
Two coats of paint.				

Basement - Living Room Subtotal: \$13,117.33

Interior Reconstruction

First-floor bathroom restoration.

1st Floor - Bathroom

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
52. Protection (Assist Bar)	1.00	EA	\$85.00	\$85.00
53. Protection (Toilet)	1.00	EA	\$85.00	\$85.00
54. Protection (Vanity)	1.00	EA	\$85.00	\$85.00
55. Protection (Mirror)	1.00	EA	\$85.00	\$85.00
56. Floor Protection (Heavy-Duty)	23.50	SF	\$0.80	\$18.80

Construction

Item	Qty	Unit	Unit Price	Total Price
57. High Ceiling Premium (Ceiling)	23.50	SF	\$0.60	\$14.10
Labor premium for working at elevated heights (9ft+ ceiling).				
58. Drywall Installation (Wall, 1/2" Type X)	21.78	SF	\$3.25	\$70.78
Hung, taped (3 coats), floated, sanded to Level 4 finish; seamless integration.				
59. Baseboard Installation (Wood)	21.73	LF	\$8.00	\$173.84
60. Paint Walls	177.75	SF	\$5.50	\$977.62
Two coats of professional-grade, low-VOC latex paint.				
61. Paint Ceiling	23.50	SF	\$5.50	\$129.25
Two coats of professional-grade, low-VOC latex paint.				
62. Paint Baseboard	19.75	LF	\$2.75	\$54.31
Two coats of paint.				
63. Primer (Walls - new/patched drywall)	19.80	SF	\$0.60	\$11.88
One coat of high-quality, stain-blocking acrylic primer.				

1st Floor - Bathroom Subtotal: \$1,790.59

Project Cleanup & Debris Disposal

Common project tasks not tied to specific rooms.

Jobsite

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
64. General Site Protection (Comprehensive)	1.00	LS	\$1,750.00	\$1,750.00
Comprehensive site protection: ram board, dust barriers, HVAC protection to safeguard property.				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
65. Debris Disposal (Dumpster Rental)	1.00	EA	\$700.00	\$700.00
Rental, delivery, pickup, and disposal fees for a 10 CY dumpster for construction debris.				
66. Final Construction Cleaning	1.00	LS	\$500.00	\$500.00
Detailed cleaning of all renovated areas, including vacuuming, wiping surfaces, dusting, broom-clean.				

Subtotal: \$34,496.90

Overhead (10.0%): \$3,449.69

Profit (10.0%): \$3,449.69

VA Sales Tax: \$633.90

Estimate Total: \$42,030.18

Total project costs are calculated based on current DMV area market rates (60-75th percentile) as of July 2025. Material costs are subject to Virginia state sales tax (6.0% in Fairfax County, McLean, VA), which is typically paid by the contractor at the point of purchase. Labor is exempt for residential projects in Virginia. This estimate includes a 10% Overhead charge to cover general business expenses and project management, and a 10% Profit margin on the subtotal, reflecting standard industry practices for similar reconstruction projects.

This estimate is based on the provided project data and detailed scope of work. Any changes or additional work requested outside of this scope will require a change order and may affect the final cost and timeline. This estimate does not include costs for permits unless explicitly stated, or remediation of hazardous materials if discovered. All efforts will be made to adhere to the timeline, but unforeseen circumstances may cause delays.