

# Estimate

Estimate number EST-202508-5709-MERGED  
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
High-quality primer application on all new and repaired drywall surfaces				
5. Wall Painting	758.35	SF	\$2.70	\$2,047.55
Two-coat premium paint application on all walls				
6. Ceiling Painting	365.26	SF	\$2.70	\$986.20
Two-coat premium paint application on ceiling				
7. Carpet Removal	343.53	SF	\$1.55	\$532.47
Complete removal of existing carpet and padding				
8. Carpet Installation	371.00	SF	\$5.15	\$1,910.65
New carpet installation with premium padding and professional stretch-in method (includes 8% waste factor)				

Bedroom Subtotal: \$7,388.32

#### 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
9. Floor Protection <i>Protective film installation and removal for occupied residence</i>	541.93	SF	\$0.75	\$406.45
10. Large Fixture Protection <i>Mask and cover large ornate light fixtures during construction</i>	2.00	EA	\$45.00	\$90.00
11. Detach & Reset Items <i>Large curtain and window drapery hardware for 2-story height</i>	2.00	EA	\$85.00	\$170.00

Construction

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

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
17. Floor Protection <i>Protective film installation and removal for occupied residence</i>	289.74	SF	\$0.75	\$217.31
18. Large Fixture Protection <i>Mask and cover large light fixture during construction</i>	1.00	EA	\$45.00	\$45.00
19. Detach & Reset Items <i>Recessed light trim (6 EA) and window drapery hardware (1 EA)</i>	7.00	EA	\$85.00	\$595.00

Construction

Item	Qty	Unit	Unit Price	Total Price
20. Drywall Repair & Integration <i>1/2" drywall installation on walls (12 SF) and ceiling (12 SF), taping, floating, and texture matching</i>	24.00	SF	\$4.95	\$118.80

21. Primer Application	24.00	SF	\$1.45	\$34.80
High-quality primer application on all new and repaired drywall surfaces				
22. Wall Painting	451.31	SF	\$2.70	\$1,218.54
Two-coat premium paint application on walls				
23. Ceiling Painting	289.74	SF	\$2.70	\$782.30
Two-coat premium 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
24. Floor Protection	99.83	SF	\$0.75	\$74.87
Protective film installation and removal for occupied residence				
25. 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
26. High Wall Painting	610.88	SF	\$3.85	\$2,351.89
Specialized wall painting for 18'3" height using professional scaffolding and safety equipment				
27. High Ceiling Painting	99.83	SF	\$3.85	\$384.35
Specialized ceiling painting for 18'3" height using professional scaffolding and safety equipment				
28. 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
29. Floor Protection	431.33	SF	\$0.75	\$323.50
Protective film installation and removal for occupied residence				
30. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large ornate light fixture during construction				
31. 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
32. Wall Painting	641.86	SF	\$2.70	\$1,733.02
Two-coat premium paint application on walls				
33. Ceiling Painting	431.33	SF	\$2.70	\$1,164.59
Two-coat premium paint application on ceiling				
				Hallway Subtotal: \$4,541.11

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
34. 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
35. Drywall Repair & Integration	48.00	SF	\$4.95	\$237.60
1/2" drywall installation on ceiling (48 SF), taping, floating, and texture matching				
36. Primer Application	48.00	SF	\$1.45	\$69.60
High-quality primer application on all new and repaired drywall surfaces				
37. Wall Painting	576.00	SF	\$2.70	\$1,555.20
Two-coat premium paint application on walls, careful work around garage door supports				
38. Ceiling Painting	429.02	SF	\$2.70	\$1,158.35
Two-coat premium 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
39. Material Delivery Coordination	1.00	LS	\$150.00	\$150.00
Scheduled delivery management to minimize disruption in occupied home				

40. 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				
41. 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
42. Construction Debris Disposal	1.00	LS	\$870.00	\$870.00
Professional waste management including 10-yard dumpster rental, material segregation, and proper disposal at authorized facilities for 4.5 cubic yards total waste				
43. Professional Carpet Cleaning	431.33	SF	\$0.50	\$215.66
Professional deep cleaning and deodorizing service for hallway carpet as specified for odor control				
44. Final Construction Cleaning	1.00	LS	\$355.00	\$355.00
Comprehensive post-construction cleaning including detailed dust removal, surface preparation, and final quality preparation				

Project Common Items Subtotal: \$2,105.67

Subtotal: \$33,071.62

Overhead (17.0%): \$5,622.18

VA Sales Tax: \$457.43

Estimate Total: \$39,151.23

**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.