

Estimate

Estimate number EST-202507-5652
Estimate Date: 2025-07-29

JJL Contractor Inc.

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Estimate for

5652 5th Street North
Arlington, VA 22205

Interior reconstruction following water damage. Property is vacant allowing for optimized scheduling. Complete carpet removal and replacement with baseboard and quarter round replacement throughout. Drywall patch repairs with seamless integration and wood panel installation in Living Room. Project duration: 8 working days.

Interior Reconstruction

Room-by-room reconstruction including Bedroom 1, Bedroom 2, Hallway, and Living Room

Bedroom 1

92.01 SF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Carpet Removal	77.01	SF	\$1.20	\$92.41
2. Baseboard Removal	38.50	LF	\$2.80	\$107.80
3. Quarter Round Removal	38.50	LF	\$2.20	\$84.70
4. Fixture Detach/Reset	1.00	EA	\$85.00	\$85.00
Temporary removal and reinstallation for construction access				

Construction

Item	Qty	Unit	Unit Price	Total Price
5. Carpet & Pad Installation	96.61	SF	\$6.85	\$661.78
6. Tackless Strip Installation	42.35	LF	\$2.95	\$124.93
7. Baseboard Installation	38.50	LF	\$10.25	\$394.62
8. Quarter Round Installation	38.50	LF	\$6.85	\$263.72
9. Drywall Patch & Repair	15.40	SF	\$8.75	\$134.75
Professional patch work with texture matching				
10. Prime New Surfaces	92.40	LF/SF	\$1.05	\$97.02
11. Wall Painting	308.00	SF	\$2.85	\$877.80
12. Trim Painting	77.00	LF	\$3.95	\$304.15

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
13. Final Cleaning	92.01	SF	\$1.00	\$92.01
Thorough post-construction cleaning and preparation				

Bedroom 1 Subtotal: \$3,320.70

Bedroom 2

134.33 SF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
14. Carpet Removal	120.33	SF	\$1.20	\$144.40
15. Baseboard Removal	48.33	LF	\$2.80	\$135.32
16. Quarter Round Removal	48.33	LF	\$2.20	\$106.33
17. Fixture Detach/Reset	2.00	EA	\$85.00	\$170.00
Temporary removal and reinstallation for construction access				

Construction

Item	Qty	Unit	Unit Price	Total Price
18. Carpet & Pad Installation	141.05	SF	\$6.85	\$966.19
19. Tackless Strip Installation	53.16	LF	\$2.95	\$156.82
20. Baseboard Installation	48.33	LF	\$10.25	\$495.38
21. Quarter Round Installation	48.33	LF	\$6.85	\$331.06
22. Drywall Patch & Repair	30.80	SF	\$8.75	\$269.50
Professional patch work with texture matching				
23. Prime New Surfaces	125.00	LF/SF	\$1.05	\$131.25
24. Wall Painting	386.67	SF	\$2.85	\$1,102.01
25. Trim Painting	96.66	LF	\$3.95	\$381.81

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
26. Final Cleaning	134.33	SF	\$1.00	\$134.33
Thorough post-construction cleaning and preparation				

Bedroom 2 Subtotal: \$4,524.40

Hallway

23.5 SF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
27. Baseboard Removal	21.67	LF	\$2.80	\$60.68
28. Quarter Round Removal	21.67	LF	\$2.20	\$47.67

Construction

Item	Qty	Unit	Unit Price	Total Price
29. Carpet & Pad Installation	24.68	SF	\$6.85	\$169.06
30. Tackless Strip Installation	23.84	LF	\$2.95	\$70.33
31. Baseboard Installation	21.67	LF	\$10.25	\$222.12
32. Quarter Round Installation	21.67	LF	\$6.85	\$148.44
33. Drywall Patch & Repair	17.60	SF	\$8.75	\$154.00
Professional patch work with texture matching				
34. Prime New Surfaces	59.90	LF/SF	\$1.05	\$62.90
35. Wall Painting	173.33	SF	\$2.85	\$493.99
36. Trim Painting	43.34	LF	\$3.95	\$171.19

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
37. Final Cleaning	23.50	SF	\$1.00	\$23.50
Thorough post-construction cleaning and preparation				

Hallway Subtotal: \$1,623.87

Living Room

200.43 SF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
38. Carpet Removal	180.43	SF	\$1.20	\$216.52
39. Baseboard Removal	58.00	LF	\$2.80	\$162.40
40. Quarter Round Removal	58.00	LF	\$2.20	\$127.60
41. Fixture Detach/Reset	4.00	EA	\$85.00	\$340.00
Temporary removal and reinstallation for construction access				

Construction

Item	Qty	Unit	Unit Price	Total Price
42. Carpet & Pad Installation	210.45	SF	\$6.85	\$1,441.58
43. Tackless Strip Installation	63.80	LF	\$2.95	\$188.21
44. Baseboard Installation	58.00	LF	\$10.25	\$594.50
45. Quarter Round Installation	58.00	LF	\$6.85	\$397.30
46. Wood Panel Installation	26.40	SF	\$12.50	\$330.00
Custom wood paneling to match existing finish				

47. Prime New Surfaces	116.00	LF	\$1.05	\$121.80
48. Ceiling Painting	200.43	SF	\$3.25	\$651.40
Repair and refinish textured ceiling damaged by containment barrier removal during water mitigation				
49. Trim Painting	116.00	LF	\$3.95	\$458.20

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
50. Final Cleaning	200.43	SF	\$1.00	\$200.43
Thorough post-construction cleaning and preparation				

Living Room Subtotal: \$5,229.94

Project Cleanup & Debris Disposal

Site protection and waste management throughout project

Project Common Items

Applicable to entire project area

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
51. Floor Protection	450.27	SF	\$0.95	\$427.76
Protective covering for existing surfaces during construction				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
52. Construction Debris Removal	1.00	ALLOW	\$385.00	\$385.00
Dumpster service and debris disposal				

Project Common Items Subtotal: \$812.76

Subtotal: \$15,511.67

Overhead (12.0%): \$1,861.40

Profit (8.0%): \$1,240.93

VA Sales Tax: \$263.75

Estimate Total: \$18,877.75

Given the project's complexity, involving multiple trades (demolition, drywall, painting, flooring, trim, specialty wood paneling, detach/reset, and comprehensive protection/cleanup), a 20% Overhead & Profit margin is applied. This percentage is well within the industry-accepted limits for insurance restoration projects and reflects the costs associated with project management, supervision, general liability insurance, office expenses, and the overall profitability required for sustainable business operations in the DMV area. As per Virginia state regulations, sales tax (5.3% in Arlington) is applied only to the

material cost component of each line item. Labor charges for residential construction are exempt. This meticulous separation ensures accurate tax calculation and compliance for insurance claims.

Scope of Work: This estimate covers complete interior reconstruction following water damage. All work performed to restore property to pre-loss condition with quality materials and professional installation.

Code Compliance: All work performed per Virginia Uniform Statewide Building Code (VUSBC) and IRC standards. Premium materials specified for insurance requirements.

Important Conditions: Any unforeseen conditions or changes to the scope of work will require a change order and may impact the final cost and timeline. All drywall repairs require texture matching to existing surfaces for seamless integration. Full room painting ensures uniform appearance despite partial repairs, preventing 'witness lines' or color discrepancies. Living Room ceiling painting is required due to damage caused by containment barrier adhesive removal during water mitigation process. Textured ceiling requires additional labor and materials for proper restoration.

Warranty: 2 years on workmanship, manufacturer warranty on materials. Project duration: 8 working days.