

Estimate

Estimate number EST-202507-4338
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

Complete restoration of 8 rooms including Work Room, Recreation Room, Recreation Room Closet, Back Double Door Bedroom, Sump Room, Closet Two, Stair, and Under Stairs areas with drywall installation, insulation, flooring, painting, and associated reconstruction work.

Work Room

ROOM DIMENSIONS:
- Floor Area: 384.58 SF
- Height: 8.58 FT
- Wall Area: 692.42 SF
- Ceiling Area: 384.58 SF
- Baseboard Length: 82.20 LF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Contents Manipulation/Protection	1.00	Job	\$500.00	\$500.00
Protection and manipulation of contents during construction activities				
2. Baseboard Removal	47.20	LF	\$0.75	\$35.40
Baseboard removal and disposal preparation				

Construction

Item	Qty	Unit	Unit Price	Total Price
3. Wall Drywall	324.50	SF	\$5.00	\$1,622.50
1/2" drywall installation on wall surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
4. Ceiling Drywall	140.80	SF	\$6.00	\$844.80
1/2" drywall installation on ceiling surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
5. Wall Insulation	134.40	SF	\$2.50	\$336.00
Batt insulation installation on wall surfaces up to 8.58 FT height - 4" R13 paper/foil faced. Includes 5% waste allowance for cuts and fitting				
6. Baseboard	90.42	LF	\$5.50	\$497.31
Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints				
7. Wall Primer	295.00	SF	\$3.00	\$885.00
Primer application on new drywall surfaces for optimal paint adhesion				
8. Wall Paint	692.42	SF	\$3.00	\$2,077.26
Wall painting (1 coat) for uniform finish and seamless appearance				

9. Ceiling Primer	128.00	SF	\$3.00	\$384.00
Primer application on new ceiling drywall surfaces for optimal paint adhesion				
10. Ceiling Paint	384.58	SF	\$3.00	\$1,153.74
Ceiling painting (1 coat) for uniform finish and seamless appearance				
11. Baseboard Paint	82.20	LF	\$2.50	\$205.50
Baseboard painting (1 coat) for uniform finish				
12. Door Paint	2.00	EA	\$100.00	\$200.00
Door painting (2 coats per side) for professional finish				
13. Trim Paint	1.00	EA	\$80.00	\$80.00
Door/window opening trim painting (2 coats per side) for professional finish				
14. Interior Door Unit	1.00	EA	\$250.00	\$250.00
Interior door unit removal and replacement with like kind and quality				
15. Recessed LED Panel Light (Detach & Reset)	1.00	EA	\$50.00	\$50.00
Recessed LED panel light detachment and reset during construction				
16. Window Blind (Detach & Reset)	1.00	EA	\$40.00	\$40.00
Window blind detachment and reset during construction				
17. Door Knob/Lockset (Detach & Reset)	1.00	EA	\$30.00	\$30.00
Door knob/lockset detachment and reset during construction				
18. Outlets (Detach & Reset)	7.00	EA	\$35.00	\$245.00
Electrical outlet detachment and reset during construction				

Work Room Subtotal: \$9,628.80

Recreation Room

ROOM DIMENSIONS:
- Floor Area: 1134.88 SF
- Height: 8.58 FT
- Wall Area: 1055.92 SF
- Ceiling Area: 1134.88 SF
- Baseboard Length: 117.55 LF

Construction

Item	Qty	Unit	Unit Price	Total Price
19. Wall Drywall	343.20	SF	\$5.00	\$1,716.00
1/2" drywall installation on wall surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
20. Ceiling Drywall	412.50	SF	\$6.00	\$2,475.00
1/2" drywall installation on ceiling surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
21. Wall Insulation	234.15	SF	\$2.50	\$585.38
Batt insulation installation on wall surfaces up to 8.58 FT height. Includes 5% waste allowance for cuts and fitting				
22. Flooring (Carpet)	1,305.11	SF	\$3.50	\$4,567.88
Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				

23. Flooring (Carpet Pad)	1,305.11	SF	\$1.00	\$1,305.11
Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
24. Baseboard	129.31	LF	\$5.50	\$711.21
Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints				
25. Wall Primer	312.00	SF	\$3.00	\$936.00
Primer application on new drywall surfaces for optimal paint adhesion				
26. Wall Paint	1,055.92	SF	\$3.00	\$3,167.76
Wall painting (1 coat) for uniform finish and seamless appearance				
27. Ceiling Primer	375.00	SF	\$3.00	\$1,125.00
Primer application on new ceiling drywall surfaces for optimal paint adhesion				
28. Ceiling Paint	1,134.88	SF	\$3.00	\$3,404.64
Ceiling painting (1 coat) for uniform finish and seamless appearance				
29. Baseboard Paint	117.55	LF	\$2.50	\$293.88
Baseboard painting (1 coat) for uniform finish				
30. Trim Paint	10.00	EA	\$80.00	\$800.00
Door/window opening trim painting (2 coats per side) for professional finish				
31. Outlets (Detach & Reset)	10.00	EA	\$35.00	\$350.00
Electrical outlet detachment and reset during construction				
32. Recessed LED Panel Light (Protection)	8.00	EA	\$20.00	\$160.00
Recessed LED panel light protection during construction activities				

Recreation Room Subtotal: \$22,165.31

Recreation Room Closet

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

Pre-Construction

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

Construction				
Item	Qty	Unit	Unit Price	Total Price
36. Flooring (Carpet) <i>Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams</i>	51.67	SF	\$3.50	\$180.84
37. Flooring (Carpet Pad) <i>Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams</i>	51.67	SF	\$1.00	\$51.67
38. Baseboard <i>Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints</i>	32.48	LF	\$5.50	\$178.64
39. Wall Paint <i>Wall painting (1 coat) for uniform finish and seamless appearance</i>	264.74	SF	\$3.00	\$794.22
40. Ceiling Paint <i>Ceiling painting (1 coat) for uniform finish and seamless appearance</i>	44.93	SF	\$3.00	\$134.79
41. Baseboard Paint <i>Baseboard painting (1 coat) for uniform finish</i>	29.53	LF	\$2.50	\$73.83
Recreation Room Closet Subtotal: \$1,638.34				

Back Double Door Bedroom

ROOM DIMENSIONS:
- Floor Area: 210.94 SF
- Height: 8.58 FT
- Wall Area: 416.96 SF
- Ceiling Area: 210.94 SF
- Baseboard Length: 46.47 LF

Construction				
Item	Qty	Unit	Unit Price	Total Price
42. Wall Drywall <i>1/2" drywall installation on wall surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting</i>	115.43	SF	\$5.00	\$577.15
43. Wall Insulation <i>Batt insulation installation on wall surfaces up to 8.58 FT height. Includes 5% waste allowance for cuts and fitting</i>	27.38	SF	\$2.50	\$68.45
44. Flooring (Carpet) <i>Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams</i>	242.58	SF	\$3.50	\$849.03
45. Flooring (Carpet Pad) <i>Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams</i>	242.58	SF	\$1.00	\$242.58
46. Baseboard <i>Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints</i>	51.12	LF	\$5.50	\$281.16
47. Wall Primer <i>Primer application on new drywall surfaces for optimal paint adhesion</i>	104.94	SF	\$3.00	\$314.82
48. Wall Paint <i>Wall painting (1 coat) for uniform finish and seamless appearance</i>	416.96	SF	\$3.00	\$1,250.88

49. Ceiling Paint	210.94	SF	\$3.00	\$632.82
Ceiling painting (1 coat) for uniform finish and seamless appearance				
50. Baseboard Paint	46.47	LF	\$2.50	\$116.17
Baseboard painting (1 coat) for uniform finish				
51. Outlets (Detach & Reset)	4.00	EA	\$35.00	\$140.00
Electrical outlet detachment and reset during construction				
52. Recessed LED Panel Light (Protection)	2.00	EA	\$20.00	\$40.00
Recessed LED panel light protection during construction activities				

Back Double Door Bedroom Subtotal: \$4,618.54

Sump Room

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

Construction

Item	Qty	Unit	Unit Price	Total Price
53. Wall Drywall	59.81	SF	\$5.00	\$299.05
1/2" drywall installation on wall surfaces up to 8.58 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
54. Wall Insulation	28.35	SF	\$2.50	\$70.88
Batt insulation installation on wall surfaces up to 8.58 FT height. Includes 5% waste allowance for cuts and fitting				
55. Wall Primer	54.37	SF	\$3.00	\$163.11
Primer application on new drywall surfaces for optimal paint adhesion				
56. Door Trim Install	1.00	EA	\$150.00	\$150.00
Door trim installation with professional finish				

Sump Room Subtotal: \$686.64

Closet Two

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

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
57. Flooring (Carpet) Removal	11.33	SF	\$2.00	\$22.66
Carpet removal and disposal preparation				
58. Flooring (Carpet Pad) Removal	11.33	SF	\$2.00	\$22.66
Carpet pad removal and disposal preparation				

59. Baseboard Removal	4.10	LF	\$0.75	\$3.07
Baseboard removal and disposal preparation				

Construction

Item	Qty	Unit	Unit Price	Total Price
60. Flooring (Carpet)	13.03	SF	\$3.50	\$45.60
Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
61. Flooring (Carpet Pad)	13.03	SF	\$1.00	\$13.03
Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
62. Baseboard	4.51	LF	\$5.50	\$24.80
Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints				
63. Wall Paint	29.75	SF	\$3.00	\$89.25
Wall painting (1 coat) for uniform finish and seamless appearance				
64. Ceiling Paint	11.33	SF	\$3.00	\$33.99
Ceiling painting (1 coat) for uniform finish and seamless appearance				
65. Baseboard Paint	4.10	LF	\$2.50	\$10.25
Baseboard painting (1 coat) for uniform finish				

Closet Two Subtotal: \$271.01

Stair

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

Pre-Construction

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

Construction

Item	Qty	Unit	Unit Price	Total Price
68. Flooring (Carpet)	90.54	SF	\$3.50	\$316.89
Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
69. Flooring (Carpet Pad)	90.54	SF	\$1.00	\$90.54
Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
70. Skirtboard Paint	25.24	LF	\$2.50	\$63.10
Skirtboard painting (1 coat) for uniform finish				

71. Stair Charge	1.00	Job	\$300.00	\$300.00
Stair access charge for multi-story construction complexity				

Stair Subtotal: \$1,124.82

Under Stairs

ROOM DIMENSIONS:
- Floor Area: 45.05 SF
- Height: 7.42 FT
- Wall Area: 349.24 SF
- Ceiling Area: 45.05 SF
- Baseboard Length: 46.99 LF

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
72. Flooring (Carpet) Removal	45.05	SF	\$2.00	\$90.10
Carpet removal and disposal preparation				
73. Flooring (Carpet Pad) Removal	45.05	SF	\$2.00	\$90.10
Carpet pad removal and disposal preparation				

Construction

Item	Qty	Unit	Unit Price	Total Price
74. Wall Drywall	220.00	SF	\$5.00	\$1,100.00
1/2" drywall installation on wall surfaces up to 7.42 FT height, hung, taped, floated, seamlessly integrated with existing. Includes 10% waste allowance for cuts and fitting				
75. Flooring (Carpet)	51.81	SF	\$3.50	\$181.34
Carpet installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
76. Flooring (Carpet Pad)	51.81	SF	\$1.00	\$51.81
Carpet pad installation per manufacturer guidelines. Includes 15% waste allowance for cuts and seams				
77. Baseboard	51.69	LF	\$5.50	\$284.29
Baseboard installation with professional finish - Medium (9") painted wood. Includes 10% waste allowance for cuts and joints				
78. Wall Primer	200.00	SF	\$3.00	\$600.00
Primer application on new drywall surfaces for optimal paint adhesion				
79. Wall Paint	349.24	SF	\$3.00	\$1,047.72
Wall painting (1 coat) for uniform finish and seamless appearance				
80. Ceiling Paint	45.05	SF	\$3.00	\$135.15
Ceiling painting (1 coat) for uniform finish and seamless appearance				
81. Baseboard Paint	46.99	LF	\$2.50	\$117.48
Baseboard painting (1 coat) for uniform finish				

Under Stairs Subtotal: \$3,720.53

Project Common Areas

Daily cleanup during construction and final cleanup post-construction with debris disposal services

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
82. Daily Cleanup	2,265.14	Job	\$1.00	\$2,265.14
Daily construction cleanup - 1887.62 SF × \$0.15/SF × 8 days for dust control and debris management				
83. Final Cleanup	275.00	Job	\$1.00	\$275.00
Final construction cleanup - 200 SF common areas × \$0.85/SF minimum applied				
84. Dumpster Rental	1,250.00	Job	\$1.00	\$1,250.00
Dumpster rental - 10 days × \$125/day for debris disposal				
85. Hauling Labor	1,750.00	Job	\$1.00	\$1,750.00
Debris hauling labor - 5000 lbs × \$0.35/lb including multi-story and distance surcharges				
86. Disposal Fees	212.50	Job	\$1.00	\$212.50
Landfill disposal fees - 2.5 tons × \$85/ton				
87. Delivery/Pickup	250.00	Job	\$1.00	\$250.00
Dumpster delivery and pickup service with Sterling, VA premium				
Project Common Areas Subtotal:				\$5,752.64

Subtotal: \$49,606.63

Overhead (10.0%): \$4,960.66

Profit (4.0%): \$1,984.27

VA Sales Tax: \$1,173.25

Estimate Total: \$57,724.81

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 (\$19,554.15) as required by VA jurisdiction. Tax calculation based on subtotal plus overhead and profit amounts 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.