

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 - Carpet removal/installation, drywall repair, trim replacement, painting

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 - Carpet removal/installation, drywall repair, trim replacement, painting

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 - Carpet installation, drywall repair, trim replacement, painting

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 - Carpet installation, wood panel repair, ceiling painting, trim work | | | | |

| 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

Site protection and debris disposal for entire project

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.