

# Estimate

Estimate number EST-202507-5709  
Estimate Date: July 21, 2025

## JJL Contractor Inc.

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## Estimate for

15709 Rothschild Ct  
Haymarket, VA 20169

This comprehensive restoration estimate reflects restoration to pre-loss condition using Like Kind and Quality materials.

### Interior Reconstruction

Multi-room restoration including Bedroom, Living Room, Kitchen, Entry/Foyer, Hallway(2nd Floor), Garage

#### Bedroom

ROOM DIMENSIONS:  
- Floor Area: 343.53 SF  
- Wall Area (Net): 758.35 SF  
- Ceiling Area: 365.26 SF  
- Baseboard Length: 87.40 LF  
- Height: Peaked FT

#### Construction

Item	Qty	Unit	Unit Price	Total Price
1. Ceiling Drywall <i>Includes high ceiling premium</i>	170.28	SF	\$3.75	\$638.55
2. Ceiling Insulation	100.80	SF	\$2.50	\$252.00
3. Wall Paint	758.35	SF	\$2.50	\$1,895.88
4. Ceiling Paint <i>Includes high ceiling premium</i>	365.26	SF	\$3.13	\$1,143.26
5. Ceiling Primer <i>Includes high ceiling premium</i>	96.00	SF	\$3.13	\$300.48

#### Post-Construction

Item	Qty	Unit	Unit Price	Total Price
6. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	343.53	SF	\$0.25	\$85.88

Bedroom Subtotal: \$4,315.05

#### Living Room

ROOM DIMENSIONS:  
- Floor Area: 541.93 SF  
- Wall Area (Net): 1659.00 SF  
- Ceiling Area: 541.93 SF  
- Baseboard Length: 83.67 LF  
- Height: 18.3 FT

Construction

Item	Qty	Unit	Unit Price	Total Price
7. Ceiling Drywall <i>Includes high ceiling premium</i>	72.56	SF	\$3.75	\$272.10
8. Ceiling Insulation	33.60	SF	\$2.50	\$84.00
9. Wall Paint	1,659.00	SF	\$2.50	\$4,147.50
10. Ceiling Paint <i>Includes high ceiling premium</i>	541.93	SF	\$3.13	\$1,696.24
11. Ceiling Primer <i>Includes high ceiling premium</i>	32.00	SF	\$3.13	\$100.16

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
12. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	541.93	SF	\$0.25	\$135.48

Living Room Subtotal: \$6,435.48

Kitchen

ROOM DIMENSIONS:  
- Floor Area: 289.74 SF  
- Wall Area (Net): 451.31 SF  
- Ceiling Area: 289.74 SF  
- Baseboard Length: 60.92 LF  
- Height: 8 FT

Construction

Item	Qty	Unit	Unit Price	Total Price
13. Ceiling Drywall	36.04	SF	\$3.00	\$108.12
14. Ceiling Insulation	12.60	SF	\$2.50	\$31.50
15. Wall Paint	451.31	SF	\$2.50	\$1,128.28
16. Ceiling Paint	289.74	SF	\$2.50	\$724.35
17. Ceiling Primer	12.00	SF	\$2.50	\$30.00

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
18. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	289.74	SF	\$0.25	\$72.44

Kitchen Subtotal: \$2,094.69

Entry/Foyer

ROOM DIMENSIONS:  
- Floor Area: 99.83 SF  
- Wall Area (Net): 610.88 SF  
- Ceiling Area: 99.83 SF  
- Baseboard Length: 31.89 LF  
- Height: 18.3 FT

Construction

Item	Qty	Unit	Unit Price	Total Price
19. Wall Paint	610.88	SF	\$2.50	\$1,527.20
20. Ceiling Paint	99.83	SF	\$3.13	\$312.47
Includes high ceiling premium				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
21. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	99.83	SF	\$0.25	\$24.96

Entry/Foyer Subtotal: \$1,864.63

Hallway(2nd Floor)

ROOM DIMENSIONS:  
- Floor Area: 431.33 SF  
- Wall Area (Net): 641.86 SF  
- Ceiling Area: 431.33 SF  
- Baseboard Length: 80.23 LF  
- Height: 8 FT

Construction

Item	Qty	Unit	Unit Price	Total Price
22. Wall Paint	641.86	SF	\$2.50	\$1,604.65
23. Ceiling Paint	431.33	SF	\$2.50	\$1,078.33

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
24. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	431.33	SF	\$0.25	\$107.83

Hallway(2nd Floor) Subtotal: \$2,790.81

Garage

ROOM DIMENSIONS:  
- Floor Area: 429.02 SF  
- Wall Area (Net): 576.00 SF  
- Ceiling Area: 429.02 SF  
- Baseboard Length: 69.83 LF

- Height: 8 FT

Construction				
Item	Qty	Unit	Unit Price	Total Price
25. Ceiling Drywall	98.54	SF	\$3.00	\$295.62
26. Ceiling Insulation	50.40	SF	\$2.50	\$126.00
27. Wall Paint	576.00	SF	\$2.50	\$1,440.00
28. Ceiling Paint	429.02	SF	\$2.50	\$1,072.55
29. Ceiling Primer	48.00	SF	\$2.50	\$120.00
Post-Construction				
Item	Qty	Unit	Unit Price	Total Price
30. Daily site maintenance and periodic debris clearance to ensure a safe and organized work environment throughout the project.	429.02	SF	\$0.25	\$107.25
				Garage Subtotal: \$3,161.43

Project Cleanup & Debris Disposal

Comprehensive project cleanup and debris disposal from drywall, insulation, painting work across all project areas

Entire Property				
Construction				
Item	Qty	Unit	Unit Price	Total Price
31. Scaffolding rental for high ceiling safety	1.00	LS	\$400.00	\$400.00
Rental for high ceilings in Bedroom, Living Room, Entry/Foyer (4 days at \$100/day)				
Post-Construction				
Item	Qty	Unit	Unit Price	Total Price
32. Project final cleaning	2,135.00	SF	\$0.76	\$1,622.60
Final construction cleaning required due to drywall dust, debris tracking, and material transport throughout 2135 SF of work area.				
Cleaning includes dust removal from surfaces, fixtures, and HVAC systems affected by drywall, insulation, painting work.				
				Entire Property Subtotal: \$2,020.00

**Subtotal: \$22,682.09**  
**Overhead (10.0%): \$2,268.21**  
**Profit (5.0%): \$1,134.10**  
**Estimate Total: \$26,084.40**

**OVERHEAD (10%)**

Overhead covers essential project management costs including coordination of 3 trades across 6 rooms spanning 2135 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 12 days timeline. General liability coverage, workers' compensation, and performance bonding are also included based on project scope and risk assessment.

**PROFIT (5%)**

Profit margin reflects current market standards for professional restoration contractors performing reconstruction project work in VA region. This rate provides appropriate compensation for financial investment, project risk assumption, and performance guarantee while ensuring business sustainability for minor 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.

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.