

Estimate

Estimate number EST-202508-5709
Estimate Date: 2025-08-05

JJL Contractor Inc.

6517 Creek Run Dr
Centreville, Virginia 20121
571-365-5055
projjllinc@gmail.com

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	541.93	SF	\$0.75	\$406.45
Protective film installation and removal for occupied residence				
10. Large Fixture Protection	2.00	EA	\$45.00	\$90.00
Mask and cover large ornate light fixtures during construction				
11. Detach & Reset Items	2.00	EA	\$85.00	\$170.00
Large curtain and window drapery hardware for 2-story height				
Construction				
Item	Qty	Unit	Unit Price	Total Price
12. Drywall Repair & Integration	32.00	SF	\$4.95	\$158.40
1/2" drywall installation on ceiling (32 SF), taping, floating, and texture matching				
13. Primer Application	32.00	SF	\$1.45	\$46.40
High-quality primer application on all new and repaired drywall surfaces				
14. High Wall Painting	1,659.00	SF	\$3.85	\$6,387.15
Specialized wall painting for 18'3" height using professional scaffolding and safety equipment				
15. High Ceiling Painting	541.93	SF	\$3.85	\$2,086.43
Specialized ceiling painting for 18'3" height using professional scaffolding and safety equipment				
16. Height Premium Labor	541.93	SF	\$0.75	\$406.45
Additional labor costs for elevated work and safety measures				
				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	289.74	SF	\$0.75	\$217.31
Protective film installation and removal for occupied residence				
18. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large light fixture during construction				
19. Detach & Reset Items	7.00	EA	\$85.00	\$595.00
Recessed light trim (6 EA) and window drapery hardware (1 EA)				
Construction				
Item	Qty	Unit	Unit Price	Total Price
20. Drywall Repair & Integration	24.00	SF	\$4.95	\$118.80
1/2" drywall installation on walls (12 SF) and ceiling (12 SF), taping, floating, and texture matching				

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
<i>Ongoing site maintenance and safety protocols for occupied residence including dust control per OSHA 1910.1000</i>				
41. Scaffold Rental & Setup	1.00	LS	\$275.00	\$275.00
<i>Professional scaffolding rental and setup for high-ceiling work (18'3") compliant with OSHA 1926.451 standards</i>				

Post-Construction

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

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.