

Estimate

Estimate number EST-202508-5652
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JJL Contractor Inc.

6517 Creek Run Dr
Centreville, Virginia 20121
(571) 365-5055
jjpro715@outlook.com

Estimate for

5652 5th Street North
Arlington, VA 22205

Interior residential reconstruction project involving comprehensive water damage repair across four rooms totaling 450.27 SF on the first floor. This estimate details interior reconstruction following a residential loss, including carpet replacement, drywall patching, complete baseboard and quarter round replacement, and comprehensive painting throughout occupied property. All work performed in accordance with IRC 2018, Arlington County building codes, and local building codes (IRC), with costs based on current DMV market rates as of August 2025. Project requires specialized contents manipulation and coordination due to occupied property status, aligning with IRC Section R702 for interior finishes and VA USBC for code compliance.

Interior Reconstruction

Room-by-room reconstruction including Bedroom 1, Bedroom 2, Hallway, and Living Room with specialized work requirements. Scope includes demolition, patching, installation, and finishing for all surfaces across four rooms on the first floor.

Bedroom 1

92.01 SF room with curtain rod detach/reset required. Height: 8 ft, wall area: 308 sq ft, floor area: 92.01 sq ft, perimeter: 38.5 lf.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. Remove existing carpet <i>Carpet and pad removal including disposal preparation</i>	77.01	SF	\$0.85	\$65.46
2. Remove existing baseboard <i>Careful removal to prevent wall damage</i>	38.50	LF	\$1.50	\$57.75
3. Remove existing quarter round <i>Trim removal with wall protection</i>	38.50	LF	\$1.25	\$48.12
4. Detach/reset curtain rod <i>Temporary removal and reinstallation</i>	1.00	EA	\$45.00	\$45.00

Construction

Item	Qty	Unit	Unit Price	Total Price
5. Drywall patch and integration <i>1/2" Type X gypsum board with feathered edges extending 6" beyond patch area for seamless transition per IRC R702</i>	15.40	SF	\$4.25	\$65.45
6. Carpet and pad installation <i>Professional installation with seaming as required</i>	92.01	SF	\$6.50	\$598.07
7. Tackless strip installation <i>Perimeter installation per manufacturer specifications</i>	38.50	LF	\$2.25	\$86.62
8. Baseboard installation <i>Like kind and quality replacement with proper fastening</i>	38.50	LF	\$8.75	\$336.88
9. Quarter round installation <i>Finish trim installation with mitered corners</i>	38.50	LF	\$5.50	\$211.75

10. Primer application	15.40	SF	\$1.25	\$19.25
High-quality primer for patch areas				
11. Wall paint application (2 coats)	308.00	SF	\$2.65	\$816.20
Premium latex paint with even coverage				
12. Baseboard and quarter round paint	77.00	LF	\$2.25	\$173.25
Trim painting with cut-in technique				

Bedroom 1 Subtotal: \$2,523.80

Bedroom 2

134.33 SF room with curtain and window blind detach/reset required. Height: 8 ft, wall area: 386.67 sq ft, floor area: 134.33 sq ft, perimeter: 48.33 lf.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
13. Remove existing carpet	120.33	SF	\$0.85	\$102.28
Carpet and pad removal including disposal preparation				
14. Remove existing baseboard	48.33	LF	\$1.50	\$72.50
Careful removal to prevent wall damage				
15. Remove existing quarter round	48.33	LF	\$1.25	\$60.41
Trim removal with wall protection				
16. Detach/reset curtain	1.00	EA	\$35.00	\$35.00
Temporary removal and reinstallation				
17. Detach/reset window blind	1.00	EA	\$35.00	\$35.00
Careful handling and reinstallation				

Construction

Item	Qty	Unit	Unit Price	Total Price
18. Drywall patch and integration	30.80	SF	\$4.25	\$130.90
1/2" Type X gypsum board with feathered edges extending 6" beyond patch area for seamless transition per IRC R702				
19. Carpet and pad installation	134.33	SF	\$6.50	\$873.15
Professional installation with seaming as required				
20. Tackless strip installation	48.33	LF	\$2.25	\$108.74
Perimeter installation per manufacturer specifications				
21. Baseboard installation	48.33	LF	\$8.75	\$422.89
Like kind and quality replacement with proper fastening				
22. Quarter round installation	48.33	LF	\$5.50	\$265.81
Finish trim installation with mitered corners				
23. Primer application	30.80	SF	\$1.25	\$38.50
High-quality primer for patch areas				
24. Wall paint application (2 coats)	386.67	SF	\$2.65	\$1,024.68
Premium latex paint with even coverage				

25. Baseboard and quarter round paint	96.66	LF	\$2.25	\$217.48
Trim painting with cut-in technique				

Bedroom 2 Subtotal: \$3,387.34

Hallway

23.5 SF hallway space with standard reconstruction requirements. Height: 8 ft, wall area: 173.33 sq ft, floor area: 23.5 sq ft, perimeter: 21.67 lf.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
26. Remove existing baseboard	21.67	LF	\$1.50	\$32.51
Careful removal to prevent wall damage				
27. Remove existing quarter round	21.67	LF	\$1.25	\$27.09
Trim removal with wall protection				

Construction

Item	Qty	Unit	Unit Price	Total Price
28. Drywall patch and integration	17.60	SF	\$4.25	\$74.80
1/2" Type X gypsum board with feathered edges extending 6" beyond patch area for seamless transition per IRC R702				
29. Carpet and pad installation	23.50	SF	\$6.50	\$152.75
Professional installation with seaming as required				
30. Tackless strip installation	21.67	LF	\$2.25	\$48.76
Perimeter installation per manufacturer specifications				
31. Baseboard installation	21.67	LF	\$8.75	\$189.61
Like kind and quality replacement with proper fastening				
32. Quarter round installation	21.67	LF	\$5.50	\$119.19
Finish trim installation with mitered corners				
33. Primer application	17.60	SF	\$1.25	\$22.00
High-quality primer for patch areas				
34. Wall paint application (2 coats)	173.33	SF	\$2.65	\$459.32
Premium latex paint with even coverage				
35. Baseboard and quarter round paint	43.34	LF	\$2.25	\$97.52
Trim painting with cut-in technique				

Hallway Subtotal: \$1,223.54

Living Room

200.43 SF room with wood panel substrate, textured ceiling, and multiple fixture detach/reset requirements. Height: 8 ft, wall area: 464 sq ft, floor area: 200.43 sq ft, perimeter: 58 lf, ceiling area: 200.43 sq ft.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
36. Remove existing carpet <i>Carpet and pad removal including disposal preparation</i>	180.43	SF	\$0.85	\$153.37
37. Remove existing baseboard <i>Careful removal to prevent wall damage</i>	58.00	LF	\$1.50	\$87.00
38. Remove existing quarter round <i>Trim removal with wall protection</i>	58.00	LF	\$1.25	\$72.50
39. Detach/reset large curtain rod <i>Heavy-duty curtain rod system removal and reinstallation</i>	1.00	EA	\$65.00	\$65.00
40. Detach/reset TV mount <i>Wall-mounted TV bracket removal and reinstallation</i>	1.00	EA	\$125.00	\$125.00
41. Detach/reset light fixture <i>Electrical fixture disconnection and reconnection</i>	1.00	EA	\$85.00	\$85.00

Construction

Item	Qty	Unit	Unit Price	Total Price
42. Wood panel patch and integration <i>Wood panel substrate preparation and patching required for like kind and quality replacement, including seam connection and preparation for paint</i>	26.40	SF	\$7.50	\$198.00
43. Carpet and pad installation <i>Professional installation with seaming as required</i>	200.43	SF	\$6.50	\$1,302.80
44. Tackless strip installation <i>Perimeter installation per manufacturer specifications</i>	58.00	LF	\$2.25	\$130.50
45. Baseboard installation <i>Like kind and quality replacement with proper fastening</i>	58.00	LF	\$8.75	\$507.50
46. Quarter round installation <i>Finish trim installation with mitered corners</i>	58.00	LF	\$5.50	\$319.00
47. Primer application <i>High-quality primer for wall and ceiling patch areas</i>	226.83	SF	\$1.25	\$283.54
48. Wall paint application (2 coats) <i>Premium latex paint with even coverage on wood panel substrate</i>	464.00	SF	\$2.65	\$1,229.60
49. Textured ceiling paint application <i>Spray application equipment and specialized techniques for orange peel texture matching</i>	200.43	SF	\$3.10	\$621.33
50. Baseboard and quarter round paint <i>Trim painting with cut-in technique</i>	116.00	LF	\$2.25	\$261.00

Living Room Subtotal: \$5,441.13

General Conditions & Project Management

Site protection, contents manipulation, cleanup, and waste management for occupied property reconstruction. Project-wide tasks including protection, detach/reset coordination, cleaning, and debris disposal.

Project Common

Protection and coordination requirements for entire 450.27 SF project area. Applicable to all rooms on 1st floor; occupied status requires comprehensive contents manipulation.

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
51. General site protection and masking	450.27	SF	\$0.90	\$405.24
Plastic sheeting, masking materials, drop cloths, and dust containment systems for occupied property per OSHA 1926.21				
52. Contents manipulation and protection	4.00	RM	\$200.00	\$800.00
Move and protect contents in 4 rooms to enable work in occupied property, including temporary storage coordination				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
53. Daily construction cleanup	5.00	Days	\$75.00	\$375.00
Dust control, debris containment, and surface protection to maintain habitability during reconstruction				
54. Final construction cleaning	450.27	SF	\$0.85	\$382.73
Post-work cleaning including HEPA vacuuming for EPA RRP compliance				
55. Construction debris removal and disposal	3.00	CY	\$85.00	\$255.00
10 cu yd dumpster rental for reconstruction-generated waste, including hauling and landfill fees per Arlington County guidelines				
56. Loading and hauling labor	3.50	Hours	\$50.00	\$175.00
Manual labor for debris handling and site cleanup				

Project Common Subtotal: \$2,392.97

Subtotal: \$14,968.78

Overhead (12.0%): \$1,796.25

Profit (8.0%): \$1,197.50

VA Sales Tax: \$222.77

Estimate Total: \$18,185.30

Overhead & Profit Justification: Combined 20% rate (12% overhead, 8% profit) applied due to project complexity involving multiple trade coordination (flooring, drywall, painting, trim), occupied property requiring specialized contents manipulation, detailed finish work requiring skilled craftsmanship, and sequential dependencies across multiple rooms. Rate reflects standard DMV market practices for residential reconstruction and is within industry standards for complex occupied property work. **Tax Calculation:** Virginia sales tax of 5.75% applied to materials only per Virginia construction tax regulations and Virginia Tax Code §58.1-609.5. Labor costs are exempt from sales tax for residential reconstruction projects. Sales tax

calculated on estimated materials portion (\$3,874) of total project cost. Monthly cost fluctuations of approximately 5% have been factored into pricing as of August 2025 market conditions.

Scope of Work: This estimate covers interior reconstruction work only as specified, based on the provided scope for water damage repair following a residential loss. All work performed in accordance with IRC 2018, Arlington County building codes, and local building codes (IRC), assuming like kind and quality replacement per IRC R702 standards. Contents manipulation and coordination included for occupied property status. **Warranty:** 1-year workmanship warranty on all installations and materials. **Validity:** Estimate valid for 30 days from date due to material cost volatility. **Insurance Compliance:** Pricing positioned at appropriate percentile for optimal insurance adjuster approval, with detailed justification for all line items. Actual costs may vary with unforeseen site conditions, delays, or material availability; excludes permits unless required for patches exceeding local building code thresholds. **Recommended Contingency:** 10% contingency (\$1,431.01) recommended for unforeseen conditions or delays, bringing total potential project cost to \$15,741.08 if activated. Any deviations from the original scope, or unforeseen conditions discovered during the project, may result in a change order.