

# Estimate

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

## JJL Contractor Inc.

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## 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. Interior Painting	1,123.61	SF	\$2.70	\$3,033.75
Two-coat premium paint application on all walls and ceilings				
6. Carpet Removal	343.53	SF	\$1.55	\$532.47
Complete removal of existing carpet and padding				
7. 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
8. Floor Protection	541.93	SF	\$0.75	\$406.45
Protective film installation and removal for occupied residence				
9. Large Fixture Protection	2.00	EA	\$45.00	\$90.00
Mask and cover large ornate light fixtures during construction				
10. 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
11. Drywall Repair & Integration	32.00	SF	\$4.95	\$158.40
1/2" drywall installation on ceiling (32 SF), taping, floating, and texture matching				
12. Primer Application	32.00	SF	\$1.45	\$46.40
High-quality primer application on all new and repaired drywall surfaces				
13. High Ceiling Painting	2,200.93	SF	\$3.85	\$8,473.58
Specialized painting for 18'3" ceilings using professional scaffolding and safety equipment				
14. 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
15. Floor Protection	289.74	SF	\$0.75	\$217.31
Protective film installation and removal for occupied residence				
16. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large light fixture during construction				
17. 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
18. 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				
19. Primer Application	24.00	SF	\$1.45	\$34.80
High-quality primer application on all new and repaired drywall surfaces				

20. Interior Painting	741.05	SF	\$2.70	\$2,000.84
Complete wall and ceiling painting with quality finish				

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
21. Floor Protection	99.83	SF	\$0.75	\$74.87
Protective film installation and removal for occupied residence				
22. 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
23. High Ceiling Painting	710.71	SF	\$3.85	\$2,736.23
Premium pricing for 18'3" ceiling height requiring scaffolding setup, safety protocols, and specialized application techniques				
24. 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
25. Floor Protection	431.33	SF	\$0.75	\$323.50
Protective film installation and removal for occupied residence				
26. Large Fixture Protection	1.00	EA	\$45.00	\$45.00
Mask and cover large ornate light fixture during construction				
27. 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
28. Interior Painting	1,073.19	SF	\$2.70	\$2,897.61
Complete wall and ceiling painting with quality finish				

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
29. 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
30. Drywall Repair & Integration	48.00	SF	\$4.95	\$237.60
1/2" drywall installation on ceiling (48 SF), taping, floating, and texture matching				
31. Primer Application	48.00	SF	\$1.45	\$69.60
High-quality primer application on all new and repaired drywall surfaces				
32. Interior Painting	1,005.02	SF	\$2.70	\$2,713.55
Complete wall and ceiling painting with quality finish, careful work around garage door supports				

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
33. Material Delivery Coordination	1.00	LS	\$150.00	\$150.00
Scheduled delivery management to minimize disruption in occupied home				
34. Daily Construction Cleanup	12.00	DAY	\$20.00	\$240.00
Ongoing site maintenance and safety protocols for occupied residence including dust control per OSHA 1910.1000				
35. Scaffold Rental & Setup	1.00	LS	\$275.00	\$275.00
Professional scaffolding rental and setup for high-ceiling work (18'3") compliant with OSHA 1926.451 standards				

Post-Construction

Item	Qty	Unit	Unit Price	Total Price
36. Construction Debris Disposal	1.00	LS	\$870.00	\$870.00
Professional waste management including 10-yard dumpster rental, material segregation, and proper disposal at authorized facilities for 4.5 cubic yards total waste				
37. Professional Carpet Cleaning	431.33	SF	\$0.50	\$215.66
Professional deep cleaning and deodorizing service for hallway carpet as specified for odor control				

38. 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.