

Estimate

Estimate number EST-202508-5709
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. 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 | | | | |
| Post-Construction | | | | |
| Item | Qty | Unit | Unit Price | Total Price |
| 34. Carpet Deep Cleaning & Deodorizing | 431.33 | SF | \$1.25 | \$539.16 |
| Professional deep cleaning and deodorizing service for existing carpet including stain treatment and odor elimination | | | | |
| | | | | Hallway Subtotal: \$5,080.27 |

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 |
| 35. 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 |
| 36. Drywall Repair & Integration | 48.00 | SF | \$4.95 | \$237.60 |
| 1/2" drywall installation on ceiling (48 SF), taping, floating, and texture matching | | | | |
| 37. Primer Application | 48.00 | SF | \$1.45 | \$69.60 |
| High-quality primer application on all new and repaired drywall surfaces | | | | |
| 38. Wall Painting | 576.00 | SF | \$2.70 | \$1,555.20 |
| Two-coat premium paint application on walls, careful work around garage door supports | | | | |
| 39. 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 |
|--|-------|------|------------|-------------|
| 40. Material Delivery Coordination | 1.00 | LS | \$150.00 | \$150.00 |
| Scheduled delivery management to minimize disruption in occupied home | | | | |
| 41. 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 | | | | |
| 42. 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 |
|---|--------|------|------------|-------------|
| 43. 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 | | | | |
| 44. Professional Carpet Cleaning | 431.33 | SF | \$0.50 | \$215.66 |
| Professional deep cleaning and deodorizing service for hallway carpet as specified for odor control | | | | |
| 45. Final Construction Cleaning | 1.00 | LS | \$355.00 | \$355.00 |
| Comprehensive post-construction cleaning including detailed dust removal, surface preparation, and final quality preparation | | | | |

Project Common Items Subtotal: \$2,105.67

Subtotal: \$33,610.78
Overhead (17.0%): \$5,713.83
VA Sales Tax: \$457.43
Estimate Total: \$39,782.04

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.