

Estimate

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Estimate for

13941 Highstream Place
Germantown, MD 20874

This comprehensive final estimate details the scope of work and associated costs for the complete residential reconstruction project located at 13941 Highstream Place, Germantown, MD 20874. The project involves multi-room and multi-floor interior reconstruction including kitchen cabinet replacement, drywall installation/patching, flooring replacement, interior painting, trim work, and fixture replacement across 11 rooms totaling 1,187 SF. Additionally, the project includes complete kitchen cabinet replacement with mid-range oak cabinetry (42 LF total) including appliance coordination and countertop installation. The property is currently vacant, which optimizes the project timeline by allowing for more efficient work progression and parallel work optimization. All work will adhere to current building codes (IRC, IBC), OSHA safety standards, and "Like Kind and Quality" standards ensuring a high-quality restoration defensible for insurance claims.

Site Preparation & Protection

Project-wide site preparation including comprehensive protection measures and required permits to ensure OSHA-compliant safety throughout the reconstruction process.

Project Wide Protection

Comprehensive site protection and permit acquisition for entire project scope including kitchen cabinet work area

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
1. General Site Protection	11.00	ROOM	\$85.00	\$935.00
Comprehensive protective measures including floor coverings (ram board, heavy-duty tarps), plastic sheeting with zippered barriers for dust containment, fixture wrapping, and protection of HVAC vents to prevent debris ingress. Ensures existing property is safeguarded during reconstruction per OSHA standards.				
2. Recessed light protection	2.00	EA	\$50.00	\$100.00
Specialized protection for electrical fixtures during construction				
3. Ceiling fan protection	2.00	EA	\$50.00	\$100.00
Specialized protection for ceiling fans during construction				
4. HVAC system protection	1.00	LS	\$250.00	\$250.00
Complete protection of heating and cooling system components during construction				
5. Montgomery County building permits	1.00	LS	\$275.00	\$275.00
Interior renovation permits including plan review and required inspections per Montgomery County requirements, ensuring IRC P2708 and NEC compliance				
6. Kitchen cabinet work area protection	1.00	LS	\$545.00	\$545.00
Comprehensive surface protection system for kitchen cabinet replacement - floor protection, wall covering, appliance masking, dust containment barriers required for finished space preservation				
7. Kitchen cabinet pre-construction services	1.00	LS	\$970.00	\$970.00
Initial site survey with precise measurement (\$585) and material analysis & specification matching (\$385) required for Like Kind and Quality compliance - field verification of existing cabinet dimensions, filler requirements, custom sizing, and professional assessment of existing oak finish and hardware specifications				

Project Wide Protection Subtotal: \$3,175.00

Interior Reconstruction

Room-by-room reconstruction work including kitchen cabinet replacement, drywall installation/patching, flooring replacement, trim work, painting, and fixture replacement across Living Room, Kitchen, Hallway, Furnace Room, 3 Bathrooms, 2 Bedrooms, Closet, and 2 Stairways across three floors.

Living Room - 1st Floor

Height: 8.00 ft
Wall Area: 417.22 sqft
Ceiling Area: 196.96 sqft
Floor Area: 196.96 sqft
Floor Perimeter: 51.33 lf
Special conditions: recessed lights protection, window blind detach/reset required

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
8. Remove existing laminate flooring	196.96	SF	\$1.50	\$295.44
9. Remove existing wood baseboard	51.33	LF	\$1.50	\$77.00
10. Remove existing quarter round	51.33	LF	\$1.25	\$64.16
11. Window blind detach/reset	1.00	EA	\$42.50	\$42.50
Protection and reinstallation of existing window treatment				

Construction

Item	Qty	Unit	Unit Price	Total Price
12. Drywall patch	98.48	SF	\$2.75	\$270.82
Seamless integration with existing surfaces				
13. Install laminate wood flooring	206.81	SF	\$7.25	\$1,499.37
14. Install wood baseboard	56.46	LF	\$7.50	\$423.45
15. Install wood quarter round	56.46	LF	\$6.50	\$366.99
16. Paint walls	417.22	SF	\$2.25	\$938.75
17. Paint ceiling	196.96	SF	\$2.50	\$492.40
18. Paint baseboard	51.33	LF	\$2.00	\$102.66

Living Room - 1st Floor Subtotal: \$4,573.54

Kitchen - 1st Floor

Height: 8.00 ft
Wall Area: 410.55 sqft
Ceiling Area: 168.23 sqft
Floor Area: 168.23 sqft
Floor Perimeter: 50.50 lf
Complete drywall replacement required

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
19. Remove existing quarter round	50.50	LF	\$1.25	\$63.12

Construction

Item	Qty	Unit	Unit Price	Total Price
20. Install drywall - walls <i>Complete replacement</i>	451.61	SF	\$3.25	\$1,467.73
21. Install drywall - ceiling <i>Complete replacement</i>	185.05	SF	\$3.25	\$601.41
22. Install vinyl tile flooring	176.64	SF	\$6.25	\$1,104.00
23. Install wood baseboard	55.55	LF	\$7.50	\$416.62
24. Install wood quarter round	55.55	LF	\$6.50	\$361.07
25. Paint walls	410.55	SF	\$2.25	\$923.74
26. Paint ceiling	168.23	SF	\$2.50	\$420.57
27. Paint baseboard	50.50	LF	\$2.00	\$101.00

Kitchen - 1st Floor Subtotal: \$5,459.28

Kitchen Cabinet Replacement - 1st Floor

Complete kitchen cabinet replacement project
Base Cabinets: 20 LF × 50 lbs/LF = 1,000 lbs debris
Wall Cabinets: 22 LF × 30 lbs/LF = 660 lbs debris
Total Cabinet Coverage: 42 LF
Mid-range oak cabinetry with solid wood doors, natural finish, brass hardware per Like Kind and Quality requirements

Appliance Coordination

Item	Qty	Unit	Unit Price	Total Price
28. Dishwasher - Detach / Reset <i>Professional appliance disconnection and reconnection during cabinet installation</i>	1.00	EA	\$375.00	\$375.00
29. Refrigerator - Detach / Reset <i>Professional appliance disconnection and reconnection during cabinet installation</i>	1.00	EA	\$365.00	\$365.00
30. Gas Range - Detach / Reset <i>Professional gas appliance disconnection and reconnection with safety protocols</i>	1.00	EA	\$285.00	\$285.00
31. P-trap Assembly - Disconnect / Reconnect <i>Plumbing disconnection and reconnection for cabinet installation access</i>	1.00	EA	\$95.00	\$95.00

Cabinet Demolition

Item	Qty	Unit	Unit Price	Total Price
32. Cabinet Contents Removal & Reset <i>Careful removal, storage, and replacement of cabinet contents with finished space protocols</i>	1.00	LS	\$485.00	\$485.00

33. Base Cabinet Demolition & Removal	20.00	LF	\$28.00	\$560.00
Systematic removal of existing oak base cabinets				
34. Wall Cabinet Demolition & Removal	22.00	LF	\$24.00	\$528.00
Careful removal of wall-mounted cabinets				
35. Laminate Countertop Removal	22.00	LF	\$18.00	\$396.00
Removal of existing laminate countertop with substrate				
36. Cabinet Hardware Removal	1.00	LS	\$145.00	\$145.00
Removal of existing brass hardware from all cabinet doors and drawers				

Cabinet Installation

Item	Qty	Unit	Unit Price	Total Price
37. 15" Base Cabinet with Drawers	2.00	EA	\$565.00	\$1,130.00
Mid-range quality oak construction with soft-close drawers to match existing specifications				
38. 18" Base Cabinet with Doors	2.00	EA	\$615.00	\$1,230.00
Solid wood construction with adjustable shelving				
39. 24" Base Cabinet with Doors	3.00	EA	\$695.00	\$2,085.00
Standard base cabinet with quality hardware				
40. 30" Base Cabinet with Doors	2.00	EA	\$825.00	\$1,650.00
Full-depth cabinet with quality construction				
41. 36" Sink Base Cabinet	1.00	EA	\$885.00	\$885.00
Reinforced construction for sink mounting with plumbing access				
42. 12" Wall Cabinet	1.00	EA	\$345.00	\$345.00
Upper cabinet with adjustable shelving				
43. 15" Wall Cabinet	1.00	EA	\$385.00	\$385.00
Standard wall cabinet construction				
44. 18" Wall Cabinet	2.00	EA	\$425.00	\$850.00
Quality oak construction with soft-close hinges				
45. 24" Wall Cabinet	2.00	EA	\$545.00	\$1,090.00
Mid-range specifications matching existing				
46. 30" Wall Cabinet	4.00	EA	\$625.00	\$2,500.00
Quality wall cabinet with standard hardware				
47. 36" Wall Cabinet	1.00	EA	\$685.00	\$685.00
Large wall cabinet with reinforced mounting				
48. Cabinet Installation Labor	42.00	LF	\$145.00	\$6,090.00
Professional installation with finished space protection protocols, precision leveling, and hardware adjustment				
49. Oak Veneer Toe Kick Material	20.00	LF	\$22.00	\$440.00
Matching oak veneer toe kick to existing specifications				
50. Cabinet Hardware - Brass Knobs	17.00	EA	\$35.00	\$595.00
Quality brass knobs matching existing finish and style				

Countertop Installation

Item	Qty	Unit	Unit Price	Total Price
51. Template Creation & Field Verification <i>Precision templating for exact fit and sink cutout</i>	1.00	LS	\$325.00	\$325.00
52. Laminate Countertop - Wilsonart or Equal <i>Mid-range laminate matching existing pattern with substrate</i>	22.00	LF	\$52.00	\$1,144.00
53. Countertop Installation Labor <i>Professional installation with sink cutout, edge finishing, and sealing</i>	22.00	LF	\$38.00	\$836.00
54. Sink Cutout & Mounting <i>Precision cutting and mounting hardware installation</i>	1.00	EA	\$165.00	\$165.00

Kitchen Cabinet Cleanup

Item	Qty	Unit	Unit Price	Total Price
55. Daily Cleanup Protocols (15 days) <i>Maintaining livable conditions during kitchen cabinet construction with comprehensive daily cleanup</i>	15.00	DAY	\$95.00	\$1,425.00
56. Kitchen Final Site Restoration & Cleaning <i>Complete cleaning and restoration of kitchen work area to pre-construction condition</i>	1.00	LS	\$585.00	\$585.00

Kitchen Cabinet Replacement - 1st Floor Subtotal: \$27,674.00

Hallway - 2nd Floor

Height: 8.00 ft
Wall Area: 368.24 sqft
Ceiling Area: 88.59 sqft
Floor Area: 88.59 sqft
Floor Perimeter: 46.00 lf
Partial drywall replacement and carpet installation

Construction

Item	Qty	Unit	Unit Price	Total Price
57. Install drywall - ceiling <i>Complete replacement</i>	97.45	SF	\$3.25	\$316.71
58. Patch existing drywall - walls	205.06	SF	\$3.25	\$666.45
59. Install carpet flooring	97.45	SF	\$5.00	\$487.25
60. Install wood baseboard	50.60	LF	\$7.50	\$379.50
61. Install wood quarter round	50.60	LF	\$6.50	\$328.90
62. Paint walls	368.24	SF	\$2.25	\$828.54
63. Paint ceiling	88.59	SF	\$2.50	\$221.48
64. Paint baseboard	46.00	LF	\$2.00	\$92.00

Hallway - 2nd Floor Subtotal: \$3,320.82

Furnace Room - 2nd Floor

Height: 8.00 ft
Wall Area: 272.18 sqft
Ceiling Area: 69.47 sqft
Floor Area: 69.47 sqft
Floor Perimeter: 34.00 lf
Complete drywall replacement, no flooring work required

Construction

Item	Qty	Unit	Unit Price	Total Price
65. Install drywall - walls <i>Complete replacement</i>	299.39	SF	\$3.25	\$973.02
66. Install drywall - ceiling <i>Complete replacement</i>	76.42	SF	\$3.25	\$248.37
67. Install wood baseboard	37.40	LF	\$7.50	\$280.50
68. Install wood quarter round	37.40	LF	\$6.50	\$243.10
69. Paint walls	272.18	SF	\$2.25	\$612.40
70. Paint ceiling	69.47	SF	\$2.50	\$173.68
71. Paint baseboard	34.00	LF	\$2.00	\$68.00

Furnace Room - 2nd Floor Subtotal: \$2,599.06

Bathroom #1 - 2nd Floor

Height: 8.00 ft
Wall Area: 212.47 sqft
Ceiling Area: 41.07 sqft
Floor Area: 41.07 sqft
Floor Perimeter: 26.54 lf
Complete renovation with fixture replacement and tile work

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
72. Remove existing tile flooring	41.07	SF	\$1.50	\$61.61
73. Remove existing quarter round	26.54	LF	\$1.25	\$33.17
74. Vanity removal/reinstall <i>Professional removal and reinstallation of existing fixture</i>	1.00	EA	\$450.00	\$450.00
75. Toilet removal/reinstall <i>Professional removal and reinstallation of existing fixture</i>	1.00	EA	\$300.00	\$300.00
76. Bathtub removal/reinstall <i>Professional removal and reinstallation of existing fixture including tile work</i>	1.00	EA	\$1,200.00	\$1,200.00

Construction				
Item	Qty	Unit	Unit Price	Total Price
77. Install drywall - walls <i>Complete replacement</i>	233.72	SF	\$3.25	\$759.59
78. Install drywall - ceiling <i>Complete replacement</i>	45.18	SF	\$3.25	\$146.84
79. Install ceramic tile flooring	43.12	SF	\$8.75	\$377.30
80. Bathtub tile surround <i>Bathtub surrounding tile wall per IRC R702.3.8 for moisture barrier</i>	50.00	SF	\$18.00	\$900.00
81. Install wood baseboard	29.19	LF	\$7.50	\$218.93
82. Install wood quarter round	29.19	LF	\$6.50	\$189.74
83. Paint walls	212.47	SF	\$2.25	\$478.06
84. Paint ceiling	41.07	SF	\$2.50	\$102.67
85. Paint baseboard	26.54	LF	\$2.00	\$53.08

Bathroom #1 - 2nd Floor Subtotal: \$5,270.98

Bathroom #2 - 2nd Floor				
<i>Height: 8.00 ft Wall Area: 100.08 sqft Ceiling Area: 6.56 sqft Floor Area: 6.56 sqft Floor Perimeter: 12.50 lf Small bathroom with complete renovation</i>				

Pre-Construction				
Item	Qty	Unit	Unit Price	Total Price
86. Remove existing tile flooring	6.56	SF	\$1.50	\$9.84
87. Remove existing quarter round	12.50	LF	\$1.25	\$15.62
88. Vanity removal/reinstall <i>Professional removal and reinstallation of existing fixture</i>	1.00	EA	\$450.00	\$450.00
89. Toilet removal/reinstall <i>Professional removal and reinstallation of existing fixture</i>	1.00	EA	\$300.00	\$300.00
90. Bathtub removal/reinstall <i>Professional removal and reinstallation of existing fixture including tile work</i>	1.00	EA	\$1,200.00	\$1,200.00

Construction				
Item	Qty	Unit	Unit Price	Total Price
91. Install drywall - walls <i>Complete replacement</i>	110.09	SF	\$3.25	\$357.79

92. Install drywall - ceiling	7.22	SF	\$3.25	\$23.46
Complete replacement				
93. Install ceramic tile flooring	6.89	SF	\$8.75	\$60.29
94. Bathtub tile surround	50.00	SF	\$18.00	\$900.00
Bathtub surrounding tile wall per IRC R702.3.8 for moisture barrier				
95. Install wood baseboard	13.75	LF	\$7.50	\$103.12
96. Install wood quarter round	13.75	LF	\$6.50	\$89.38
97. Paint walls	100.08	SF	\$2.25	\$225.18
98. Paint ceiling	6.56	SF	\$2.50	\$16.40
99. Paint baseboard	12.50	LF	\$2.00	\$25.00

Bathroom #2 - 2nd Floor Subtotal: \$3,776.09

Bedroom - 2nd Floor

Height: 8.00 ft
Wall Area: 304.20 sqft
Ceiling Area: 89.41 sqft
Floor Area: 89.41 sqft
Floor Perimeter: 38.00 lf
Special conditions: ceiling fan light protection, window blind detach/reset

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
100. Remove existing carpet	89.41	SF	\$1.50	\$134.12
101. Remove existing wood baseboard	38.00	LF	\$1.50	\$57.00
102. Remove existing quarter round	38.00	LF	\$1.25	\$47.50
103. Ceiling fan light protection	1.00	EA	\$65.00	\$65.00
Specialized protection for ceiling fans during construction				
104. Window blind detach/reset	1.00	EA	\$42.50	\$42.50
Protection and reinstallation of existing window treatment				

Construction

Item	Qty	Unit	Unit Price	Total Price
105. Install carpet flooring	98.35	SF	\$5.00	\$491.75
106. Install wood baseboard	41.80	LF	\$7.50	\$313.50
107. Install wood quarter round	41.80	LF	\$6.50	\$271.70
108. Paint walls	304.20	SF	\$2.25	\$684.45
109. Paint ceiling	89.41	SF	\$2.50	\$223.52
110. Paint baseboard	38.00	LF	\$2.00	\$76.00

Bedroom - 2nd Floor Subtotal: \$2,407.04

Bedroom - 3rd Floor

Height: 8.00 ft
Wall Area: 634.22 sqft
Ceiling Area: 258.56 sqft
Floor Area: 258.56 sqft
Floor Perimeter: 79.23 lf
Large bedroom with drywall patching and carpet replacement
Special conditions: ceiling fan light protection, window blinds detach/reset

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
111. Remove existing carpet	258.56	SF	\$1.50	\$387.84
112. Remove existing wood baseboard	79.23	LF	\$1.50	\$118.84
113. Remove existing quarter round	79.23	LF	\$1.25	\$99.04
114. Ceiling fan light protection Specialized protection for ceiling fans during construction	1.00	EA	\$65.00	\$65.00
115. Window blind detach/reset Protection and reinstallation of existing window treatments	2.00	EA	\$42.50	\$85.00

Construction

Item	Qty	Unit	Unit Price	Total Price
116. Drywall patch Seamless integration with existing surfaces	129.28	SF	\$2.75	\$355.52
117. Install carpet flooring	284.42	SF	\$5.00	\$1,422.10
118. Install wood baseboard	87.15	LF	\$7.50	\$653.62
119. Install wood quarter round	87.15	LF	\$6.50	\$566.48
120. Paint walls	634.22	SF	\$2.25	\$1,427.00
121. Paint ceiling	258.56	SF	\$2.50	\$646.40
122. Paint baseboard	79.23	LF	\$2.00	\$158.46

Bedroom - 3rd Floor Subtotal: \$5,985.30

Closet - 3rd Floor

Height: 7.00 ft
Wall Area: 198.35 sqft
Ceiling Area: 42.34 sqft
Floor Area: 42.34 sqft
Floor Perimeter: 28.33 lf
Special conditions: clothes shelves detach/reset required

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
123. Remove existing carpet	42.34	SF	\$1.50	\$63.51

124. Remove existing wood baseboard	28.33	LF	\$1.50	\$42.49
125. Remove existing quarter round	28.33	LF	\$1.25	\$35.41
126. Closet shelves detach/reset	3.00	EA	\$27.50	\$82.50

Professional removal and reinstallation of standard closet shelving system

Construction

Item	Qty	Unit	Unit Price	Total Price
127. Drywall patch	99.18	SF	\$2.75	\$272.75
Seamless integration with existing surfaces				
128. Install carpet flooring	46.57	SF	\$5.00	\$232.85
129. Install wood baseboard	31.16	LF	\$7.50	\$233.70
130. Install wood quarter round	31.16	LF	\$6.50	\$202.54
131. Paint walls	198.35	SF	\$2.25	\$446.29
132. Paint ceiling	42.34	SF	\$2.50	\$105.85
133. Paint baseboard	28.33	LF	\$2.00	\$56.66

Closet - 3rd Floor Subtotal: \$1,774.55

Bathroom #3 - 3rd Floor

Height: 8.00 ft
Wall Area: 206.17 sqft
Ceiling Area: 39.00 sqft
Floor Area: 39.00 sqft
Floor Perimeter: 25.75 lf
Complete bathroom renovation with new fixture installation

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
134. Remove existing wood baseboard	25.75	LF	\$1.50	\$38.62
135. Remove existing quarter round	25.75	LF	\$1.25	\$32.19
136. Bathtub removal/reinstall	1.00	EA	\$1,200.00	\$1,200.00

Professional removal and reinstallation of existing fixture including tile work

Construction

Item	Qty	Unit	Unit Price	Total Price
137. Drywall patch	103.09	SF	\$2.75	\$283.50
Seamless integration with existing surfaces				
138. Install ceramic tile flooring	40.95	SF	\$8.75	\$358.31
139. Bathtub tile surround	50.00	SF	\$18.00	\$900.00
Bathtub surrounding tile wall per IRC R702.3.8 for moisture barrier				
140. Install wood baseboard	28.33	LF	\$7.50	\$212.47

141. Install wood quarter round	28.33	LF	\$6.50	\$184.14
142. Paint walls	206.17	SF	\$2.25	\$463.88
143. Paint ceiling	39.00	SF	\$2.50	\$97.50
144. Paint baseboard	25.75	LF	\$2.00	\$51.50
145. Install new vanity	1.00	EA	\$375.00	\$375.00
Professional installation of new vanity unit				
146. Install new toilet	1.00	EA	\$275.00	\$275.00
Professional installation of new toilet				
147. Install new mirror	1.00	EA	\$125.00	\$125.00
Professional installation of new mirror				

Bathroom #3 - 3rd Floor Subtotal: \$4,597.13

Stairway #1 - 3rd Floor

Height: 8.00 ft
Wall Area: 160.54 sqft
Ceiling Area: 31.42 sqft
Floor Area: 31.42 sqft
Floor Perimeter: 19.54 lf
Standard height stairway with carpet replacement

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
148. Remove existing carpet	31.42	SF	\$1.50	\$47.13
149. Remove existing wood baseboard	19.54	LF	\$1.50	\$29.31
150. Remove existing quarter round	19.54	LF	\$1.25	\$24.42

Construction

Item	Qty	Unit	Unit Price	Total Price
151. Drywall patch	15.71	SF	\$2.75	\$43.20
Seamless integration with existing surfaces				
152. Install carpet flooring	34.56	SF	\$5.00	\$172.80
153. Install wood baseboard	21.49	LF	\$7.50	\$161.17
154. Install wood quarter round	21.49	LF	\$6.50	\$139.69
155. Paint walls	160.54	SF	\$2.25	\$361.21
156. Paint ceiling	31.42	SF	\$2.50	\$78.55
157. Paint baseboard	19.54	LF	\$2.00	\$39.08

Stairway #1 - 3rd Floor Subtotal: \$1,096.57

Stairway #2 - 3rd Floor

Height: 10.00 ft
Wall Area: 274.37 sqft
Ceiling Area: 35.97 sqft
Floor Area: 35.97 sqft
Floor Perimeter: 26.42 lf
High ceiling stairway with height premium application

Pre-Construction

Item	Qty	Unit	Unit Price	Total Price
158. Remove existing carpet	35.97	SF	\$1.50	\$53.95
159. Remove existing wood baseboard	26.42	LF	\$1.50	\$39.63
160. Remove existing quarter round	26.42	LF	\$1.25	\$33.03

Construction

Item	Qty	Unit	Unit Price	Total Price
161. Drywall patch <i>Seamless integration with existing surfaces</i>	18.00	SF	\$2.75	\$49.50
162. Install carpet flooring <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	39.57	SF	\$5.25	\$207.74
163. Install wood baseboard <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	29.06	LF	\$8.00	\$232.48
164. Install wood quarter round <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	29.06	LF	\$7.00	\$203.42
165. Paint walls <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	274.37	SF	\$2.50	\$685.92
166. Paint ceiling <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	35.97	SF	\$2.75	\$98.92
167. Paint baseboard <i>Includes height premium for 10-foot ceilings requiring additional equipment and safety measures</i>	26.42	LF	\$2.25	\$59.45

Stairway #2 - 3rd Floor Subtotal: \$1,664.04

Project Management & Cleanup

Comprehensive debris management and final cleaning services to ensure quality completion and move-in ready condition. Includes combined debris from interior reconstruction and kitchen cabinet replacement project.

Project Common Items

Services applied to entire project scope including waste disposal and cleaning for both interior reconstruction and kitchen cabinet replacement

Debris Management

Item	Qty	Unit	Unit Price	Total Price
168. 20-Yard Combined Project Dumpster	1.00	EA	\$875.00	\$875.00
Combined debris disposal for kitchen cabinet demolition (2,272 lbs: base cabinets 1,000 lbs + wall cabinets 660 lbs + countertops 220 lbs + backsplash 96 lbs + misc 296 lbs) and interior reconstruction debris from 11 rooms (drywall, flooring, trim, fixtures). Includes delivery, pickup, disposal fees, and loading labor.				
169. Combined Project Debris Removal Labor	1.00	LS	\$750.00	\$750.00
Professional loading and removal of all project debris including kitchen cabinet materials and interior reconstruction waste with ground level transport				

Post-Construction Cleaning

Item	Qty	Unit	Unit Price	Total Price
170. During-construction cleanup	1.00	LS	\$1,750.00	\$1,750.00
Daily site maintenance, weekly deep cleaning, and dust control measures throughout construction period for safety, efficiency, and OSHA compliance covering both interior reconstruction and kitchen cabinet work				
171. Final construction cleaning	1,187.00	SF	\$2.25	\$2,670.75
Comprehensive final construction cleaning including thorough vacuuming, surface wiping, window cleaning, dusting, deep bathroom/ kitchen cleaning, and final dust removal for move-in ready condition				

Project Common Items Subtotal: \$6,045.75

Subtotal: \$79,419.15

Overhead (10.0%): \$7,941.92

Profit (10.0%): \$7,941.92

MD Sales Tax: \$4,336.03

Estimate Total: \$99,639.02

Tax Information: Maryland sales tax of 6.0% applies to materials only as contractors pay tax at point of purchase per Maryland regulations. Labor charges are exempt from sales tax for residential construction work.

Overhead & Profit: Combined 20% O&P rate (10% overhead + 10% profit) is justified by complex multi-trade project including complete kitchen cabinet replacement (42 LF), drywall installation/patching, multiple flooring types, painting, trim work, and fixture replacement across 11 rooms. Rate includes supervision, insurance, bonding, appliance coordination, and profit margin appropriate for comprehensive insurance restoration work combining both interior reconstruction and kitchen cabinet replacement in the DMV area.

Project Timeline: Estimated completion schedule takes advantage of vacant property status allowing for parallel work and efficient crew coordination across three floors. Kitchen cabinet work (15-20 days) can be coordinated with interior reconstruction for optimal efficiency.

Kitchen Cabinet Specifications: Mid-range traditional raised panel oak cabinetry with solid wood doors, natural finish, brass hardware meeting Like Kind and Quality policy requirements. Installation includes toe kicks and professional appliance co-ordination.

This comprehensive estimate covers complete reconstruction of water-damaged areas and kitchen cabinet replacement as specified, based on provided scope and subject to on-site verification. All work will be performed to current building codes (IRC, IBC) and OSHA safety standards. Materials will match existing like-kind-and-quality standards per insurance requirements including mid-range oak kitchen cabinetry with solid wood construction. Project timeline assumes vacant property status and normal material availability. Kitchen cabinet work includes appliance detach/reset coordination and countertop installation. Changes to scope of work will be addressed through written change orders with proper documentation. One-year comprehensive warranty provided on all workmanship including cabinet installation. Contractor maintains appropriate licensing, bonding, and insurance coverage. Estimate includes contingency for minor unforeseen conditions but excludes major structural issues, hazardous materials (asbestos, lead paint), or conditions not visible during initial assessment. Any permits required by Montgomery County jurisdiction are included where specified. Detach/reset and room-specific protection measures are included as itemized to ensure comprehensive project completion. Combined project debris management with 20-yard dumpster allocation for efficient disposal.