



J&L Restoration and Cleaning, Inc.

Client: Michael Bishop
Property: 8607 Carlsbad Ln
Lansing, MI 48917

Home: (517) 775-4916

Operator: VSHAMOUN

Estimator: Sam Brinks
Company: J & L Restoration
Business: 7636 Northport Dr
Lansing, MI 48917

Business: (517) 322-3000
E-mail: sbrinks@jlrestoration.com

Type of Estimate: Water Damage
Date Entered: 7/11/2023
Date Est. Completed: 7/11/2023

Date Assigned:
Date Job Completed:

Price List: MILA8X_JUL23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 23-2267-R

The following estimate is a scope intended to restore the home to pre-loss condition. Each item is intended to be performed once. If additional work is necessary to restore the home to pre-loss condition, then a supplemental estimate will be submitted to the insurance company. If additional work is requested by the home owner, then a change order will be submitted for the home owners consideration.

Masking may be necessary for dust control or for painting. Painters tape will be used on all finished or painted surfaces that need to be masked. In rare occasions this tape may damage the paint or finish of the surface it is adhered to. Typically this is caused by improper adhesion of the finish or the paint to it's surface. J & L Restoration is not responsible for any damage resulting from proper and necessary masking.

Matching is not guaranteed.

The price in this estimate is valid for 30 days.



23-2267-R

Main Level

Deck1

Height: 3'

DESCRIPTION

QTY

1. Tear off old deck	1.00 EA
Remove and replace deck in order to remove and replace rotting sheathing behind deck. Deck is not built in compliance with current codes. Estimating to remove and replace whole deck to bring it up to current building codes.	
2. 4" x 6" x 16' - treated lumber post - material only	4.00 EA
3. Footings - labor and materials	0.25 CY
4. Carpenter - General Framing - per hour	8.00 HR
Labor to set posts	
5. 2" x 8" x 16' #2 treated pine (material only)	4.00 EA
6. 2" x 8" x 14' #2 treated pine (material only)	10.00 EA
7. 2" x 8" x 8' #2 treated pine (material only)	1.00 EA
8. Carpenter - General Framing - per hour	24.00 HR
Labor to frame joists, rim joists, and carriers	
9. Material Only Framing hanger - 2" x 6" or 2" x 8"	12.00 EA
10. Material Only Framing hurricane tie	12.00 EA
11. Material Only Framing post cap connector - 6"	4.00 EA
12. Deck planking - 5/4" treated lumber, #2 (per SF)	165.00 SF
13. Deck guard rail - treated lumber	44.50 LF
14. Tension ties	20.00 EA
15. Lag bolt - 1/2" x 5" - hex lag screw - zinc plated	12.00 EA
16. Heavy Equipment (Bid Item)	1.00 EA
See rental quote from MacAllisters equipment rental for skid steer, auger, bit and bit extension.	
17. R&R Deck flashing - galvanized - 6" wide - L shape	14.00 LF

Stairs

Height: 16' 1"

DESCRIPTION

QTY

18. R&R Stairway - treated stringers and treads (per tread)	14.00 EA
19. R&R Stair riser - treated softwood - greater than 4' up to 8'	15.00 EA
20. 4" x 4" x 10' - treated lumber post - material only	2.00 EA
21. 4" x 4" x 8' - treated lumber post - material only	2.00 EA
22. R&R Footings - labor and materials	0.25 CY
23. R&R 2" x 6" lumber (1 BF per LF)	8.00 LF
24. R&R Framing post cap connector - 4"	2.00 EA
25. R&R Deck guard rail - treated lumber	6.72 LF



Sun Room

Height: 3'

DESCRIPTION

QTY

26. R&R Soffit - metal	144.00 SF
27. 2" x 8" x 12' #2 & better Fir / Larch (material only)	2.00 EA
28. 4" x 4" x 12' - fir/larch post - material only	4.00 EA
29. Carpenter - General Framing - per hour	8.00 HR
Shore up sun room and remove and replace 2 joists in order to remove and replace rotting sheathing behind bond board.	

Siding

DESCRIPTION

QTY

30. Detach & Reset Siding - vinyl	100.00 SF
31. Install Siding - vinyl	200.00 SF
Install siding that has already been detached.	
32. R&R Sheathing - OSB - 1/2"	64.00 SF
33. R&R House wrap (air/moisture barrier)	300.00 SF
34. R&R Batt insulation - 6" - R19 - paper / foil faced	64.00 SF
35. 2" x 6" x 8' #2 & better Fir / Larch (material only)	1.00 EA
36. Carpenter - General Framing - per hour	2.00 HR
Labor to shore up wall, remove and replace corner stud.	
37. 2" x 6" x 8' #2 & better Fir / Larch (material only)	3.00 EA
38. Carpenter - General Framing - per hour	4.00 HR
Labor to scrape out rotting portions of top plate and 2x6's, seal and sister in reinforcing framing.	

Generals

DESCRIPTION

QTY

39. Permits & Fees (Paid Bill)	1.00 EA
Will update price when permit fee is paid	
40. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA

Grand Total

\$22,663.99

Sam Brinks



Grand Total Areas:

98.52	SF Walls	43.00	SF Ceiling	141.52	SF Walls and Ceiling
80.92	SF Floor	8.99	SY Flooring	118.22	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	11.58	LF Ceil. Perimeter
80.92	Floor Area	43.00	Total Area	0.00	Interior Wall Area
0.00	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

