



# ESTIMATE

**Build King**

411 Valley Brook Drive  
Silver Spring, Maryland 20904  
United States

2026181133

www.buildking.co

BILL TO

**Ray McKnight**

Ray McKnight

ormcknight@gmail.com

**Estimate Number:** 514

**Customer Ref:** Single Family 5 bd  
Conversion – 133  
Galveston Pl SW,  
Washington, DC  
20032

**Estimate Date:** April 6, 2026

**Valid Until:** May 31, 2026

**Grand Total (USD):** \$399,785.17

Services	Quantity	Price
<b>Demolition</b> Demolition: Demo Remaining Interior & framing Demo Remaining Windows Demo Remaining Roofing Demo Remaining Siding Demo Remaining Landscaping Debris Removal and Cleanup	1	\$13,052.00
<b>Framing</b> Framing & Structural work (7 units): 2x4 Wall Studs (EA) 1200 2x6 Exterior Studs (EA) 400 2x4 Top Plate (EA) 200 2x4 Bottom Plate (EA) 200 2x10 Floor Joists (LF) 1350 Roof Trusses (EA) 60 OSB Sheathing (EA) 200 Plywood Subfloor (SF) 2700 Framing Nails (LB) 200 Blocking Materials Stair Framing (EA) 4 Hurricane Ties/Clips (EA) 240 Draft Stops LVL beam support Framing Labor	1	\$93,343.52
<b>Roofing</b> Roofing: Roof Flashing (LF) 100	1	\$13,416.81

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21451  
EXHIBIT NO. 19E



# ESTIMATE

**Build King**  
 411 Valley Brook Drive  
 Silver Spring, Maryland 20904  
 United States

2026181133  
[www.buildking.co](http://www.buildking.co)

Services	Quantity	Price
Drip Edge (LF) 220 Roof Vents (EA) 8 Ridge Vent (LF) 60 Roofing Labor Skylights (EA) 2 Skylight Flashing Kit (EA) 2 Skylight Installation Labor TPO Membrane (60 mil) (SQ) 27 TPO Insulation Board (SQ) 27 TPO Adhesive (SQ) 27		
<b>Windows</b>	1	\$8,076.32
Windows Double Hung Windows (EA) 15 Window Flashing (EA) 16 Window Screens (EA) 16 Window Trim (Exterior) (EA) 16 Window Labor		
<b>Insulation</b>	1	\$34,773.74
Insulation: Wall Insulation Ceiling Insulation (SF) 2700 Insulation Labor		
<b>Drywall</b>	1	\$36,665.50
Drywall: Drywall Labor		
<b>Paint</b>	1	\$12,393.87
Painting Exterior: Premium Exterior Latex Paint (GAL) 40 Exterior Multi-Surface Primer (GAL) 20 Painting Labor		
<b>Plumbing</b>	1	\$33,941.60
Plumbing: Plumbing Rough-in Materials Plumbing Fixtures (UN) Plumbing Labor		



# ESTIMATE

**Build King**  
 411 Valley Brook Drive  
 Silver Spring, Maryland 20904  
 United States

2026181133  
[www.buildking.co](http://www.buildking.co)

Services	Quantity	Price
<b>Electrical</b> Electrical: Electrical Rough-in Materials Electrical Finish Materials (UN) Electrical Labor	1	\$37,745.60
<b>HVAC</b> HVAC: 5 rooms HVAC Equipment (UN) HVAC Ductwork and Materials (UN) HVAC Labor	1	\$45,307.20
<b>Landscaping</b> Landscaping: Double-Shredded Hardwood Mulch Kentucky Bluegrass Sod (SF) 1000 5-Gallon Foundation Shrubs (EA) 20 Landscaping Labor	1	\$3,801.10
<b>Gutters</b> Gutters: 5" K-Style Aluminum Gutters Downspouts Gutter Hangers Gutter End Caps Gutter Installation Labor	1	\$1,628.71
<b>Exterior Work</b> Exterior: Cluster Mailbox Unit (EA) 1 House Numbers and Installation (EA) 4	1	\$650.00
<b>Interior</b> Interior Interior Doors and Hardware (EA) Kitchen Cabinets (UN) 2 Countertops (UN) 2 Interior Paint Materials (GAL) Interior Paint Labor Flooring Materials (SF) 2700	1	\$64,989.20



# ESTIMATE

**Build King**  
411 Valley Brook Drive  
Silver Spring, Maryland 20904  
United States

2026181133  
www.buildking.co

Services	Quantity	Price
Flooring Labor Interior Trim Materials (SF) 2700 Interior Trim Labor		
	<b>Grand Total (USD):</b>	<b>\$399,785.17</b>

## Notes / Terms

\*Please note, total costs in this proposal are based on the scope of work described above. Any additional work not specified on this proposal will be discussed with owner(s) for final approval. Thank you!





# ESTIMATE

**Build King**  
411 Valley Brook Drive  
Silver Spring, Maryland 20904  
United States

2026181133  
www.buildking.co

**BILL TO**  
**Ray McKnight**  
Ray McKnight  
  
ormcknight@gmail.com

**Estimate Number:** 613  
**Customer Ref:** 2 Unit Renovation  
Work – Primary Unit  
- 133 Galveston Pl  
SW, Washington, DC  
20032  
**Estimate Date:** May 6, 2026  
**Valid Until:** June 18, 2026  
**Grand Total (USD):** \$339,985.17

Services	Quantity	Price
<b>Demolition</b> Demolition: Demo Remaining Interior & framing Demo Remaining Windows Demo Remaining Roofing Demo Remaining Siding Demo Remaining Landscaping Debris Removal and Cleanup	1	\$11,052.00
<b>Framing</b> Framing & Structural work (2 units): 2x4 Wall Studs 2x6 Exterior Studs 2x4 Top Plate 2x4 Bottom Plate 2x10 Floor Joists Roof Trusses OSB Sheathing Plywood Subfloor Framing Nails Blocking Materials Stair Framing Hurricane Ties/Clips Draft Stops LVL beam support Framing Labor	1	\$80,343.52
<b>Roofing</b> Roofing: Roof Flashing (LF) 100	1	\$13,416.81



# ESTIMATE

**Build King**  
 411 Valley Brook Drive  
 Silver Spring, Maryland 20904  
 United States

2026181133  
[www.buildking.co](http://www.buildking.co)

Services	Quantity	Price
Drip Edge (LF) 220 Roof Vents (EA) 8 Ridge Vent (LF) 60 Roofing Labor Skylights (EA) 2 Skylight Flashing Kit (EA) 2 Skylight Installation Labor TPO Membrane (60 mil) (SQ) 27 TPO Insulation Board (SQ) 27 TPO Adhesive (SQ) 27		
<b>Windows</b>	1	\$8,076.32
Windows Double Hung Windows (EA) 15 Window Flashing (EA) 16 Window Screens (EA) 16 Window Trim (Exterior) (EA) 16 Window Labor		
<b>Insulation</b>	1	\$31,273.74
Insulation: Wall Insulation Ceiling Insulation (SF) 2700 Insulation Labor		
<b>Drywall</b>	1	\$31,165.50
Drywall: Drywall Labor		
<b>Paint</b>	1	\$12,393.87
Painting Exterior: Premium Exterior Latex Paint (GAL) 40 Exterior Multi-Surface Primer (GAL) 20 Painting Labor		
<b>Plumbing</b>	1	\$24,941.60
Plumbing: Plumbing Rough-in Materials Plumbing Fixtures (UN) 4 Plumbing Labor		



# ESTIMATE

**Build King**  
 411 Valley Brook Drive  
 Silver Spring, Maryland 20904  
 United States

2026181133  
 www.buildking.co

Services	Quantity	Price
<b>Electrical</b> Electrical: Electrical Rough-in Materials Electrical Finish Materials (UN) Electrical Labor	1	\$29,245.60
<b>HVAC</b> HVAC: 2 unit HVAC Equipment (UN) HVAC Ductwork and Materials (UN) HVAC Labor	1	\$36,307.20
<b>Landscaping</b> Landscaping: Double-Shredded Hardwood Mulch Kentucky Bluegrass Sod (SF) 1000 5-Gallon Foundation Shrubs (EA) 20 Landscaping Labor	1	\$3,801.10
<b>Gutters</b> Gutters: 5" K-Style Aluminum Gutters Downspouts Gutter Hangers Gutter End Caps Gutter Installation Labor	1	\$1,628.71
<b>Exterior Work</b> Exterior: Cluster Mailbox Unit (EA) 1 House Numbers and Installation (EA) 4	1	\$650.00
<b>Interior</b> Interior Interior Doors and Hardware (EA) Kitchen Cabinets (UN) 2 Countertops (UN) 2 Interior Paint Materials (GAL) Interior Paint Labor Flooring Materials (SF) 2700	1	\$55,689.20



# ESTIMATE

**Build King**  
411 Valley Brook Drive  
Silver Spring, Maryland 20904  
United States

2026181133  
www.buildking.co

Services	Quantity	Price
Flooring Labor		
Interior Trim Materials (SF) 2700		
Interior Trim Labor		
	<b>Grand Total (USD):</b>	<b>\$339,985.17</b>

## Notes / Terms

\*Please note, total costs in this proposal are based on the scope of work described above. Any additional work not specified on this proposal will be discussed with owner(s) for final approval. Thank you!