



ESTIMATE

Tidewater Home Improvement LLC
Class B Contractor #2705172863
414 Worster Ave
Hampton, Virginia 23669
United States

(757) 551-6413
tidehomepro.com

BILL TO

Neil/James Moss

Neil/James Moss
106 Eric Nelson Run
Yorktown, VA 23693
United States

neil_truong@yahoo.com

Estimate Number: 1417

Estimate Date: September 25, 2026

Valid Until: October 2, 2026

Grand Total (USD): \$5,456.23

Beam Install	26
Install 26 LF of 2x10 triple beam (3 plies, 16 ft sections) at the main span.	
Sister Joist	140
Sister 10 floor joists, 2x8 x 14 ft (140 LF).	
Joist Hangers	2
Install 2 joist hangers at the beam connection.	
General Conditions	1
General conditions for the structural repair.	
10% Customer Discount	-1
10% Customer Discount	
Grand Total (USD):	\$5,456.23

Notes / Terms

SCOPE OF WORK

Beam Install: install 26 LF of 2x10 triple beam (3 plies, 16 ft sections) at the main span supporting the floor framing;
Sister Joist: sister 10 floor joists, 2x8 x 14 ft (140 LF), to the existing framing;
Joist Hangers: install 2 joist hangers at the beam connection;
General Conditions: conditions required to perform the structural repair;
10% Customer Discount: -\$606.25

JOB DESCRIPTION

Areas of the crawlspace floor framing have been over-spanned and are carrying a load the framing was not built for, which shows as movement in the floor above. This estimate stabilizes the floor framing with a new triple 2x10 beam at the main span and 10 sistered floor joists tied into it, using joist hangers at the beam connection. The work is performed from the crawlspace.



NOT INCLUDED: vapor barrier, encapsulation, dehumidifier or drainage work; crawlspace cleanup or debris removal; gutters or downspout work; any repair to flooring, paint or finish surfaces; any work not listed in the scope above.

Notes:

**No floor lifting or leveling is performed on this project - the beam and joists stabilize the existing floor framing.

Warranty:

**12-month workmanship on the structural repair; 2-year stabilization guaranteed.

Payment Terms:

Total Project Cost: \$6,062.48

10% Customer Discount: -\$606.25

Total Project Cost: \$5,456.23

Deposit to Schedule: \$2,728.11

Final Payment: \$2,728.12

Check is a preferred method.

**You can pay by credit card using the link below.

<https://request.plastiq.com/pay-tidewater-home-improvement-llc>

Cards not eligible for payment:

- Virtual Affirm credit card

Validity: valid until October 2, 2026.



Structural crawlspace repair (beam, joist sistering, hangers) - 106 Eric Nelson Run, Yorktown, VA 23693