JM BROWN ENTERPRISES LLC

From Move-Out to Move-In Ready.
When I'm done, you'll want to live there.

CONTRACTOR INFORMATION & SERVICES

SERVICES

INTERIOR PAINTING & REPAIRS

- Interior painting
- Drywall repairs
- Doors
- Trim repair
- Baseboard repair

FLOORING

- Flooring repairs and installation
- Carpet replacement

PROPERTY TURNOVERS & CLEANOUTS

- Apartment cleanouts
- Debris removal
- Light demolition
- Turnover cleaning

EXTERIOR REPAIRS & MAINTENANCE

- First-story gutter repair
- First-story siding repair
- First-story exterior trim repair
- Lawn care & grounds maintenance

BUSINESS INFORMATION

Connecticut LLC

Owner-operated

Established August 21, 2026

LICENSING & INSURANCE

CT Home Improvement Contractor

HIC.0707427

General Liability Insurance

Insured through Coterie

SERVICE AREA

Greater Hartford and surrounding communities within a 20-mile radius of Hartford, Connecticut

CONTACT

959-257-5214

Jandmct2@gmail.com

12 Cambridge Street
Hartford, CT 06120

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Services & Pricing

HIC.0707427 | 959-257-5214 | Jandmct2@gmail.com

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Interior Painting & Repairs

For property managers & general contractors. Budgetary pricing only. Scope and final price determined after an estimate. Materials separate unless expressly included.

Service	Starting price / range	Scope
1. Interior painting	**$300 / standard room**	for a standard vacant 12x12 room - walls only, light prep and two finish coats. Paint additional. Options below.

Interior Painting Options

Labor only; paint additional.

Option	Price
Full color change	+$0.25-$0.40/wall sq. ft.
Door repainting - both sides	$75-$125/door
Door opening - jamb, stops and casing, both sides	$60/opening
Baseboard painting	$2-$3.50/LF
Ceiling painting	$0.60-$0.90/sq. ft.

Interior Repairs

Service	Starting price / range	Scope
2. Drywall patching & finishing	**$60-$140 / wall**	as a turnover add-on, covering up to four sq. ft. of total damaged area per wall. Standard patch materials included; finished ready for primer. Priming/painting separate. Standalone repairs quoted separately.
3. Interior door repair & replacement	**Adjustments** **$75-$125 / door on-site** **$149 standalone minimum** **Slab replacement** **$150-$225 / door on-site** **$200-$275 standalone**	Adjustments when already on-site; standalone visit minimum applies. Slab replacement retains the existing frame. Minor supplies included; replacement door, new hardware and painting separate. Other door/frame work estimated individually.
4. Interior trim repair/replacement	**$75-$125 / piece on-site** **$175-$225 standalone visit minimum**	Per damaged piece up to eight ft. when already on-site. Minor supplies included; replacement trim and painting separate.
5. Baseboard repair/replacement	**$75-$125 / piece on-site** **$175-$225 standalone visit minimum**	Per damaged piece up to eight ft. when already on-site. Minor supplies included; replacement baseboard and painting separate.

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Flooring, Property Turnovers & Exterior Repairs

Service	Starting price / range	Scope
6. Flooring repairs & installation	**$2.50-$3.50 / sq. ft.** **Repairs: estimate required**	Click-lock LVP/laminate installation on a clean, ready subfloor; minor consumables included. Flooring, underlayment and transitions separate. Tear-out, subfloor repairs and trim work estimated separately. Tile and sheet-vinyl repairs: estimate required.
7. Carpet replacement - installation labor	**$1.25-$1.75 / sq. ft.** **$175 minimum**	Stretch-in or glue-down. Customer supplies all materials. Existing carpet removal, disposal and floor preparation separate.
8. Light apartment cleanout	**$300-$400**	Labor and standard consumables to clear light contents into a customer-supplied on-site dumpster. Scope and final price determined after an estimate. Dumpster, hauling, disposal and turnover cleaning excluded.
9. Debris removal	**$175 minimum**	Labor to load a customer-supplied on-site dumpster; hauling and disposal excluded.
10. Light demolition & tear-outs	**$175 minimum**	Estimate required; scope and final price confirmed before work. Hauling and disposal excluded.
11. Turnover cleaning	**$225-$300**	for a standard vacant one-bedroom, one-bath unit around 750 sq. ft. Includes kitchen, bathrooms, floors, cabinet interiors, baseboards and surface wipe-downs. Supplies included; oven/refrigerator interiors separate.
12. First-story gutter repair	**$175 minimum**	subject to estimate. Resealing, reattachment, pitch correction and elbow/downspout repairs. New gutter installation quoted separately.
13. First-story vinyl siding repair	**$175 minimum**	subject to estimate. Reattachment and damaged-panel replacement. Replacement siding materials separate.
14. First-story exterior trim repair	**$175 minimum**	Scope and final price subject to estimate.

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15. Lawn Maintenance & Groundskeeping

Routine mow-trim-edge-blow

Lot size	Per visit
Under 1/4 acre	$40-$60
1/4-1/2 acre	$50-$80
1/2-1 acre	$75-$110
Over one acre	From $110; estimate required

General advertised starting price: $50/visit.

Seasonal Services

Service	Price
Spring/fall cleanup - under 1/4 acre	$140-$240
Spring/fall cleanup - 1/4-1/2 acre	$240-$390
Spring/fall cleanup - 1/2-1 acre	$390-$590
Shrub/hedge trimming	From $120

General cleanup starting price: $150.

Nine-Month Maintenance Agreements

Package scope	Starting monthly price
Approximately 30 seasonal cuts plus spring/fall cleanup	$285
Above package plus shrub/hedge trimming	$335
Above package plus aeration, overseeding and landscape-bed weed control	$385

Agreed yard-waste hauling included. Weed control is manual/mechanical only. Scope and final price subject to estimate.

Existing junk or unrelated debris remains separately estimated.

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Clear estimates. Straightforward invoices.

The following pages show the actual estimate and invoice formats you will receive when working with JM BROWN ENTERPRISES LLC. The project details and amounts are illustrative; the forms reflect how I communicate scope, pricing, and billing.

Before work begins, your estimate identifies the property and unit, describes the proposed work, and clearly shows labor, materials, applicable sales tax, and the estimated total. After the work is completed, your invoice connects back to the estimate and work order, summarizes the completed scope, and shows the payment terms and balance due.

Your process matters.

Need a purchase-order number, vendor ID, different billing contact, itemized materials, completion photos, or another detail? Let me know. I can quickly adjust these forms to fit your requirements and submit them through your preferred email or vendor portal.

You will work directly with me. I respond promptly, keep you informed, and am happy to clarify a charge, supply supporting documentation, or make a requested adjustment. If something needs attention, you will have a direct point of contact who follows through.

My goal is to make the work easy to approve, easy to track, and easy to close out.

Kenneth Coston

Owner | JM BROWN ENTERPRISES LLC

Included: example estimate and matching example invoice.

Examples are fictional. Job-specific scope, schedule, taxes, and payment terms are confirmed separately.

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12 Cambridge Street | Hartford, CT 06120
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CT Home Improvement Contractor | HIC.0707427

ESTIMATE

SAMPLE ONLY - NOT A BILL

CLIENT / BILL TO
Example Property Management (fictional)

ESTIMATE NUMBER
EST-DEMO-001

CONTACT / EMAIL
Property manager | sample only

ISSUE DATE
October 21, 2026

BILLING ADDRESS
Example billing address, Hartford, CT

VALID THROUGH
November 4, 2026

PROPERTY / SERVICE ADDRESS / UNIT
Example Apartments | Unit 2B, Hartford, CT

WORK ORDER / PURCHASE ORDER
WO-DEMO-021 / PO-DEMO-014

PROJECT
Vacant bedroom refresh

PROPOSED WORK DATES
October 26-28, 2026

SCOPE OF WORK

- Paint walls in one vacant 12 x 12 bedroom: light preparation and two finish coats in the existing color. Client supplies finish paint. Painting labor: $300.
- Patch one wall with up to 4 sq. ft. of total damaged area. Standard patch materials included; sanded ready for primer. Client provides patch priming. Patching: $100 including standard patch materials.
- Protect adjacent surfaces and clean the work area after completion.

INCLUSIONS / EXCLUSIONS

Excludes ceilings, doors, trim, color changes and concealed damage.

Finish paint and patch priming by client. Standard patch materials included; no separate materials charge.

Labor / services	$400.00
Materials	$0.00
Other charges	$0.00
Subtotal	$400.00
Sales tax (6.35%)	$25.40
Estimated total	$425.40
Deposit requested	$0.00
Balance after deposit	$425.40

PAYMENT TERMS / NEXT STEP

Sample terms: no deposit; Net 15 after invoice.

Reply with the estimate number to discuss approval and scheduling. Scope changes require written approval before added work. Any required contract must be completed before work begins.

Fictional project. Sample terms only. Estimate does not replace a required home improvement contract.

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959-257-5214 | Jandmct2@gmail.com
CT Home Improvement Contractor | HIC.0707427

INVOICE

SAMPLE ONLY - NOT A BILL

CLIENT / BILL TO
Example Property Management (fictional)

INVOICE NO.
INV-DEMO-001

CONTACT / EMAIL
Property manager | sample only

ISSUE DATE
October 28, 2026

BILLING ADDRESS
Example billing address, Hartford, CT

DUE DATE
November 12, 2026

PROPERTY / SERVICE ADDRESS / UNIT
Example Apartments | Unit 2B, Hartford, CT

WORK ORDER / PURCHASE ORDER
WO-DEMO-021 / PO-DEMO-014

ESTIMATE NUMBER
EST-DEMO-001 | approved Oct. 22

SERVICE / COMPLETION DATE
October 28, 2026

SCOPE OF WORK

- Paint walls in one vacant 12 x 12 bedroom: light preparation and two finish coats in the existing color. Client supplies finish paint.
- Patch one wall with up to 4 sq. ft. of total damaged area. Standard patch materials included; sanded ready for primer. Client provides patch priming.
- Protect adjacent surfaces and clean the work area after completion.

COMPLETION / CHANGE-ORDER NOTES

Completed as estimated. No change orders.

Finish paint and patch priming by client. Standard patch materials included in the charge; no separately billed materials.

Labor / services	$400.00
Materials	$0.00
Other approved charges	$0.00
Subtotal	$400.00
Sales tax (6.35%)	$25.40
Invoice total	$425.40
Payments / credits	$0.00
BALANCE DUE	$425.40

AGREED PAYMENT TERMS / PAYMENT INSTRUCTIONS

Sample terms: Net 15; due Nov. 12, 2026.

Make checks payable to JM BROWN ENTERPRISES LLC. Reference the invoice number and property/unit with payment. Billing questions: 959-257-5214.

Fictional project. Sample charges and terms only; not a real bill or record of completed work.