

ESTIMATE

Inspire Renovation LLC

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Estimate Number

1722

Address

1722 Reaney Ave

Saint Paul, MN 55106 ([https://maps.google.com/?q=1722 Reaney Ave,Saint Paul,MN,55106](https://maps.google.com/?q=1722+Reaney+Ave,Saint+Paul,MN,55106))

Customer

Customer Contact

Tasks

Item#	ID#	Location	Product Category	Product	Description	Customer Notes	Qty	Customer Pricing
101	24662	Basement	Interior Building Materials		Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sec. 408	Install access hatch, passive return air venting, water-impervious vapor retarder.	550	\$ 550.00
102	24663	Interior	Flooring	Vinyl Plank - MSI Cyrus - Whitfield Grey Click Plank	Install floor covering in bathrooms and kitchen that is impervious to water. SPLC 34.10 (4)	First floor vinyl plank flooring	850	\$ 4,037.50

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103	24664	Interior	Paint	Wall Finishing - Tape/Mud/Sand to Paint Ready per 4' x 8' sheet - pricing includes (1) 2-1/6" joint tape based on 250' roll @ \$3.00/roll, \$0.012/ft x 24ft/sheet = \$0.29/sheet; (2) pre-mixed lightweight joint compound based on 1x 4.5gal container @ \$16.82	Repair walls, ceilings and floors throughout, as necessary. SPLC 34.34 (6)	1/2" gypsum board x30, 5/8" gypsum board x15.	55	\$ 3,850.00
103	24763	Bedroom Master	Flooring	Replace Carpet			315	\$ 693.00
103	24764	Living Room	Flooring	Replace Carpet	Replace carpet in living room and main level den/office space		400	\$ 880.00
104	24665	Interior	Paint	Walls - per floor sq ft		Paint all walls - SW Agreeable gray, flat x30gal	2,248	\$ 3,372.00
104	24666	Interior	Paint	Ceilings - per sq ft		Paint all ceilings, SW Polar White x15gal	2,248	\$ 2,248.00
104	24667	Exterior	Paint	Exterior - per wall sq ft (paint to match)	Paint any exterior peeling paint	Scrape, repair, & repaint awnings, door & window casings, foundation block. SW Ext white, satin.	800	\$ 1,600.00
104	24762	Basement	Paint		Clean and seal basement block walls		1	\$ 1,200.00
106	24668	Interior	Interior Building Materials		Air-seal and insulate attick/access door. MN Energy Code CH 1322.1102.4	Install Owens-Corning cellulose blown-in insulation to 24"R-49.	1,259	\$ 2,706.85
107	24669	Interior	Smoke Detectors		Install smoke detectors; 1x inside each BR, 1x outside of each BR w/in 10'	Duplicate of 202	6	\$ 0.00
108	24672	Bathroom Master	Plumbing		Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307	Remove existing, replace w/3-piece fiberglass DTS surround.	1	\$ 1,600.00

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109	24673	Bathroom	HVAC		Verify proper venting of bath exhaust fans to exterior. SPLC 34.14 (3)	Replace exhaust fan w/50cfm Broan Nutone ceiling unit, re-vent w/rigid, insulate w/in 3' of exterior.	2	\$ 480.00
110	24674	Exterior	Exterior Building Materials		Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)	Grind out and re-fill all foundation cracks w/3,000+psi air-entrained repair mortar mixture, epoxy injections at hairline cracks; seal perimeters of all awnings, window/door mouldings/jamb, & wall penetrations w/DynaSeal exterior-grade sealant; seal all roof penetrations and chimney perimeter w/Blackstop roof repair compound.	1	\$ 675.00
110	24760	Interior			Remove air conditioners - repair interior and exterior 1. Living room 2. Master Bedroom		2	\$ 1,000.00
111	24675	Exterior			Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)	Remove/replace 6x 12'6" length 3" double-lap vinyl siding, 3x outside corner to match existing; fabricate & install 82lf 0.027mil aluminum coil stock (white) wrap to fascia; replace 60sf soffit material, re-secure soffit material where needed.	178	\$ 1,246.00
112	24676	Basement	Interior Building Materials	Build exterior stair (attached) - up to 48"W including guardrail/handrail (min qty = 2)	Install fall protection and handrail	Fabricate & install wood stair ballustrade+newels affixed to stair stringer w/3/8"x5" structural lag screws @ 36"H from stair nose to (top of) top rail; install graspable handrail w/wall returns @ 34-38"H from stair nose.	14	\$ 1,545.60
112	24751	Interior	Interior Building Materials	Graspable Handrail	Install graspable handrail		1	\$ 150.00

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112	24772	Exterior	Exterior Building Materials	Graspable Handrail			3	\$ 450.00
113	24678	Exterior	Exterior Building Materials		Install rain leaders to direct drainage away from foundation SPLC 34.33 (1d)	Install 175lf 5"W aluminum gutter & downspouts w/hinged extensions at foundation to min. 5' length.	325	\$ 2,600.00
114	24679	Garage			Provide general rehabilitation of garage. SPLC 34.32 (3)	Replace 30"x80" steel entry door & hardware; wrap all fascia & mouldings in aluminum coil stock; adjust sliding doors for proper function, scrape/repaint, install new hardware; replace 16x7' overhead door w/steel 90+mph wind-rated; grind down, fill, and top coat all cracks in slab w/repair mortar.	1	\$ 4,760.00
115	24677	Exterior	Exterior Building Materials	House Number - Modern Floating or Flush	Install address numbers visible from street and on the alley side of garage. SPLC 70.01	Install 4x floating 4" house number facing street, 4x floating 4" house number facing alley.	8	\$ 160.00
116	24680	Basement			Opening in stair risers must be less than 4 inches. MNRC CH 1309 Sect311/312	Install 14x 1x6" pine board to stringer face @ lower stair, paint to match.	14	\$ 210.00
117	24681	Garage	Exterior Building Materials		Repair/replace siding	Replace siding w/3" double-lap vinyl close match to house, 10sq.	980	\$ 8,575.00
118	24682	Basement	Interior Building Materials		Strap or support top of stair stringers for structural stability	Remove & re-secure stringers to new 2x12" ledger w/4x 1x14" Simpson Strong-Tie DCX1011 galvanized strap + min. 6x 10d nail per strap.	4	\$ 320.00

Item#	ID#	Location	Product Category	Product	Description	Customer Notes	Qty	Customer Pricing
119	24683	Exterior	Windows		Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as needed	Re-glaze 2x broken pane; putty/repair, sand/finish deteriorated wood sash-/frame-/jamb-work, adjust for proper function 10x single-pane window.	12	\$2,640.00
119	24775	Basement	Windows		Replace window with glass block		1	\$400.00
120	24684	Exterior	Windows	Screen - build new screen to fit window	Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)	Build new screen x14, replace screen material x8	22	\$1,540.00
121	24685	Interior	Windows		Provide functional hardware at all doors and windows	Replace 8x thumb lock window/door security device.	8	\$200.00
122	24686	Exterior	Doors		Exit doors shall be capable of being opened from the inside, easily and without use of a key. Remove all surface bolts.	Replace 3x exterior door w/6-panel steel prehung & locking knob/deadbolt.	3	\$1,950.00
123	24687	Exterior	Doors		Repair/replace damaged doors and frames as necessary, including storm doors. SPLC 34.09(3f)	Remove storm doors and 3x entry door jamb work/extensions to prep for new exterior door install.	3	\$180.00
124	24688	Exterior	Doors		Weather seal exterior doors, threshold and weather-stripping.	Included in new door installation.	3	\$0.03
125	24777				Building permit estimate		1	\$500.00

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201	24692	Interior	Electrical		Repair the electrical grounding conductor to the metallic water piping system. Install a conductor sized to Tabel 250.66 (NEC) from teh electrical service to withing 5' of teh entrance point of teh water service, and bond around the water meter. Article 250, NEC	Install #6 NMB solid bare copper conductor & compliant bonding clamps @ service entrance/ground rod & at street-/house-side water meter piping.	1	\$ 280.00
202	24693	Interior	Smoke Detectors	Hardwired Smoke and Carbon Monoxide	Install hard-wired smoke detector as specified in CHapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by teh minnesota state building code. SPLC 58, IRC	Install 1x smoke detector per BR, 1x CO detector per level w/min. 1x w/in 10ft of each BR & min. 1x hardwired unit per level.	6	\$ 360.00
203	24694	Exterior	Electrical	Exterior Flush Mount Light	Properly Support/ wire exterior luminaire (light fixture) at entry door. Articles 110.3)B), 314.20, NEC	Replace 6x exterior light w/LED exterior lantern.	6	\$ 480.00
204	24695	Interior	Electrical		Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior of home and garage.	Remove all excess/non-conforming/de-commissioned wiring, terminate all connections in approved j-boxes, re-route to joist space or encase in conduit all exposed NMB/cloth/other cable.	1	\$ 1,500.00
205	24696		Electrical		Properly bond neutral bar to service panelboard enclosure. Article 250, NEC	Install bonding clamp to panel board neutral buss.	1	\$ 220.00

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206	24697		Electrical		Properly wire furnace to current NEC	Encase furnace wiring in conduit where outside of joist space, install conforming j-box and connectors.	1	\$ 180.00
208	24699	Interior	Electrical		Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC	Trace/map all circuits, test for proper amperage/resistance, label panel board w/circuit functions.	1	\$ 160.00
209	24700	Interior	Electrical		Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)	Replace 10x non-conforming circuit breaker w/ITE board type QA.	10	\$ 80.00
210	24701	Interior	Electrical		Verify that fuse/circuit breaker amperage matches wire size in panel. Repalce improperly sized overcurrent devices. Article 240.4 NEC	Test all circuits for resistance, replace undersized wiring @ panel board.	1	\$ 825.00
211	24702	Interior	Electrical		Close opening in service panel/junction boxes with knockout seals, breaker blanks, proper cavie clamps, and/or junction box covers. Article 110.12 (A)	Install 3x 1/2", 4x 3/4" knockout plug to panel enclosure.	7	\$ 140.00
212	24703	Interior	Electrical		Properly strap and support cables and/or conduits. Chapter 3, NEC including exterior of home and garage.	Instail wiring staples, conduit bracing/clamps, & conforming hangers/supports where needed	1	\$ 480.00

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213	24704	Interior	Electrical		Remove all cord wiring used as substitute for fixing wiring. Article 400.8 NEC. Including exterior of home and the garage.	Remove non-conforming wiring, replace w/NEC-approved correct-gauge NMB copper cabling/wiring.	1	\$ 320.00
214	24705	Interior	Electrical		Repair or replace all broken, painted over corroded, missing or loose receptacles, luminaires(light fixtures), switches, covers and plates to current code, Article 406.4 (D) & Article 410, NEC.	Replace 42x receptacle, 22x switch, 3x GFCI w/Leviton Decora protected duplex receptacle/single-toggle switch.	64	\$ 1,792.00
214	24753	Bathroom 2	Light Fixtures		Replace broken sconce lights		2	\$ 160.00
214	24756	Bedroom 2	Light Fixtures	Flush Mount LED - 13" - Multiple Color Options			1	\$ 80.00
214	24757	Dining Room	Light Fixtures	Ceiling Fan - 52" - Brushed Nickel	Replace existing ceiling fan with fan or chandelier		1	\$ 200.00
215	24706	Interior	Electrical		Check all receptacles for proper polarity(including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC	Replace 2x duplex receptacle not accounted for in above item (show in reverse polarity).	2	\$ 56.00
216	24707	Interior	Electrical		All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.	Electrical permit (estimated)	1	\$ 260.00

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301	24708	Basement	Plumbing		Basement - Gas piping - (MFGC 411) Install and approved shut off: connector and gas piping to the dryer.	Replace non-conforming valve w/MFGC-approved shutoff valve.	1	\$ 120.00
302	24709	Basement	Plumbing		Gas piping- (MFGC 614.1-614.7) Vent clothes dryer to code.	Remove washer/dryer, cap vent at rigid piping, insulate rigid piping w/in 3' of exterior wall.	1	\$ 75.00
303	24710	Basement	Plumbing		Laundry tub- (MPC .0100 & 901) Install proper fixture vent to code.	Replace faucet w/1-pc solder brass hanging tub faucet.	1	\$ 195.00
304	24711	Basement	Plumbing		Laundry tub- (MPC 701) INstall the waste pipe to code.	Replace trap & tail piping w/1-1/2" pvc & 1-1/2"-to-2" soft-to-Sch40 wye coupler, install 8' vent piping to junction above kitchen sink.	1	\$ 880.00
305	24712	Basement	Plumbing		Soil and waste piping- (MPC 704 & 706) Repalce all improper connections, transitions, fittings or piping usage.	Replace traps, tail piping, all galvanized/lead/non-conforming gray water and sewer lines w/PVC.	1	\$ 6,890.00
306	24713	Basement	Plumbing		Water heater- (MFGC 409) Install teh gas shut off and the gas piping to code.	Replace existing water heater w/40gal tall power vent HE gas water heater.	1	\$ 2,550.00
307	24714	Basement	Plumbing		Water heater- (MFGC 503) Install the water heater gas venting to code	Install MFGC-compliant 4" SCH40 PVC high-efficiency vent piping direct to exterior.	1	\$ 800.00
308	24715	Basement	Plumbing		Water Heater- (MFGC 501.12) The water heater venting requires a chimney line	Power vent unit to be installed, eliminates need for atmospheric vent.	1	\$ 0.01
309	24716	Basement	Plumbing		Water Heater- (MPC .0100 Q) The water heater must be fired and in service	Included in water heater installation.	1	\$ 0.01

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310	24717	Basement	Plumbing		Water Meter- (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor	Install 6' 3/4" copper piping @ water service entrance, raise meter to min. 12" from slab, replace street- & house-side shutoff valves, secure & support meter, repair existing hole; includes shutoff/reactivation by SPRW at street.	1	\$ 1,865.00
311	24718	Basement	Plumbing		Water Meter- (MPC 609.11) Support the water meter to code.	Included in water meter reinstall.	1	\$ 0.01
312	24719	Basement	Plumbing		Water Meter- (MPC 606.2) Teh service valves must be functional and installed to code.	Shutoff valve replacement included in water meter relocation/reinstall.	1	\$ 0.01
313	24720	Basement	Plumbing		Water meter- (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.	Included in meter relocation/reinstall item above.	1	\$ 0.01
314	24722	Basement	Plumbing		Water piping- (MPC 610) Replace all the improperly sized water piping.	Replace approx. 48lf galvanized/3/8" supply piping w/MPC-compliant supply piping and connections.	48	\$ 1,440.00
315	24723	Basement	Plumbing		Water piping-(MPC 301.1 (3)) Repair or replace all the corroded, broken or leaking water piping.	Replace approx. 24lf supply piping & 6x valve/connector where corrosion exists.	24	\$ 720.00
316	24724	Exterior	Plumbing		Lawn Hydrants- (MPC 603.5.7) The lawn hydrant(s) require a backflow preventor	Install 3x anti-siphon device to hose bib.	3	\$ 120.00
317	24725	Interior	Plumbing		First floor- Gas piping- (MFGC 411) Install an approved shut off; connector and gas piping for the range.	Replace gas supply line & local shutoff at range location.	1	\$ 185.00

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318	24726	Bathroom Master	Plumbing		First Floor- Lavatory- Install a proper fixture vent to code. Master Bathroom	Replace toilet w/2-pc elongated, replace wax seal, install vent line (through roof), seal base.	1	\$ 975.00
319	24727	Bathroom Master	Plumbing		First Floor- Lavatory- (MPC 701) Install the waste piping to code. Master Bathroom	Replace trap & tail piece w/PVC.	1	\$ 80.00
320	24728	Bathroom Master	Plumbing		First Floor- Sink- (MPC 701) Install the waste piping to code. Bac entry area.	Replace trap and tail piece w/PVC and approved connectors.	1	\$ 80.00
321	24729	Bathroom Master	Plumbing		First Floor- Toilet Facilities- (MCP .0100 E & 901) Install a proper fixture vent to code. Master Bathroom.	Included in above item, toilet replacement.	1	\$ 0.01
322	24730	Bathroom Master	Plumbing		First Floor- Tub and Shower- (MCP .0100 E & 901) Install a proper fixture vent to code. Master Bathroom.	Install approx. 20lf PVC vent piping (through roof).	1	\$ 875.00
323	24731	Bathroom Master	Plumbing		First Floor- Tub and Shower- (MPC 701) Install the waste piping to code. Master Bathroom.	Replace trap, tailpiece, and connectors with PVC.	1	\$ 120.00
324	24732	Bathroom 2	Plumbing		First Floor- Tub and Shower- (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.	Replace lav faucet w/single-handle incl. supply lines.	1	\$ 220.00
325	24733	Bathroom	Plumbing		First Floor- Tub and Shower- (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.	Replace shower valve & trim kit w/single-handle anti-scald mixing valve.	1	\$ 340.00

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326	24734	Bathroom Master	Plumbing		First Floor- Tub and Shower- (MPC 417.3) Install a vacuum breaker for the hand held shower. Master Bathroom.	Replace shower head w/single-spray elbow-mount unit.	1	\$ 50.00
327	24735	Kitchen	Plumbing		Sink- (MPC .0100 E & 901) Install a proper fixture vent to code.	Install approx. 12' PVC vent piping through roof.	1	\$ 330.00
328	24736	Kitchen	Plumbing		Sink- (MCP 701) Install the waste piping to code	Replace trap, tail piece, and connectors w/MPC-compliant materials.	1	\$ 120.00
329	24737	Interior	Plumbing		All above corrections to waste, vent, water and gas piping shall be per the Minnesota Plumbing Code and completed by a plumbing contractor licensed in teh state of MInnesota adnt eh city of St.Paul.	Plumbing permit (estimated).	1	\$ 440.00
329	24752	Bathroom 2	Plumbing	Replace Elongated Toilet (WHITE)	Replace toilet		1	\$ 225.00
401	24738	Utility	HVAC		Clean and test furnace/boiler burner. Check all control for proper operations. Check furnace heat exchange for leak: provide documentation from a licensed contractor that the heating unit is safe	Remove boiler/piping and all radiators, install HE forced air gas furnace/venting, supply/return ducting, & boots to all rooms.	1	\$ 16,800.00
402	24739		HVAC		Install approved metal chimney liner	Not required; fireplace to be decommissioned, mechanicals replaced with high-efficiency direct-vent units.	1	\$ 0.01
403	24740	Utility	HVAC		Replace furnace/boiler flue venting to code.	Not required; boiler being removed.	1	\$ 0.01

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404	24741	Utility	HVAC		Vent Clothes dryer to code	Item addressed elsewhere in this scope (plumbing work).	1	\$0.01
405	24742	Utility	HVAC		Provide adequate combustion air and support to code	Install fresh-air intake insulated tubing, 12"dia from exterior to w/in 10' of forced air furnace location.	1	\$325.00
406	24743	Utility	HVAC		Remove, cap and/or remove all disconnected gas lines	Item addressed elsewhere in this scope (plumbing work).	1	\$0.01
407	24744	Utility	HVAC		Provide heat in every habital room and bathroom	Included in furnace installation.	1	\$0.01
408	24745	Utility	HVAC		Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank	Not required; boiler being removed.	1	\$0.01
409	24746	Utility	HVAC		Conduct witnessed pressure test on hot water heating system and check for leaks	Not required; boiler being removed.	1	\$0.01
410	24747	Utility	HVAC		Repair or replace radiator valves as needed	Not required; boiler being removed.	1	\$0.01
411	24748	Utility	HVAC		Submit documentation for a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal opening.	Remove wood-burning insert, cap/seal flue opening, & decommission fireplace.	1	\$120.00
412	24749		HVAC		Aquire mechanical permits for work and close once work is completed.	Mechanical permit cost (estimated).	1	\$400.00
501	24754	Kitchen	Appliances	Refrigerator - Stainless	Replace existing refrigerator		1	\$950.00

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501	24755	Kitchen	Appliances		Provide and install SS dishwasher		1	\$ 800.00
501	24758	Kitchen	Appliances		Install new SS electric or gas range (both options currently visible)		1	\$ 800.00
501	24761	Basement 2	Appliances	Dispose of refrigerator/freezer - per unit	Dispose of both refrigerator/freezer units in basement		2	\$ 200.00
502	24759	Exterior	Demolition		Deconstruct and dispose of ramp built over deck stairs		1	\$ 500.00
503	24765	Exterior	Trash Removal		Remove fallen trees and debris from yard		1	\$ 500.00
503	24767	Exterior	Exterior Building Materials		Repair or demolish pergola structure		1	\$ 1,000.00
504	24766	Interior	Cleaning and Finishing Tasks	Cleaning - Heavy - per sq ft			2,248	\$ 427.12
504	24768	Exterior	Demolition	Satellite Dish - remove dish and cables. Leave roof mounted brackets.		*Can be removed from scope if entire roof is being replaced*	1	\$ 75.00
504	24778	Exterior	Exterior Building Materials		Replace roof (not completely visible, but extensive damage on street side of master bedroom addition)		26	\$ 10,140.00
505	24770	Exterior			Remove or replace damage lattice around deck		1	\$ 0.00
506	24771	Exterior	Exterior Building Materials	Deck Board - remove and replace - 12'			5	\$ 212.50
507	24773	Exterior	Landscaping		General yard clean up and voluntary tree removal		1	\$ 500.00
508	24774	Exterior	Plumbing	Vacuum Breaker	Install vacuum breakers on exterior spigots		2	\$ 50.00

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509	24776	Exterior	Demolition		Remove uneven concrete stairs		1	\$ 400.00
510	24779	Exterior	Exterior Building Materials	Mailbox - Wall Mount			1	\$ 30.00

Sum of Repairs
\$113,816.74

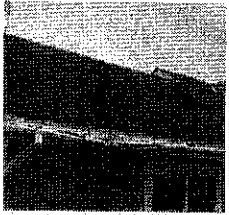
ID#

24778

Location

Exterior

Initial Photos



(<https://8232-application-data-2273.s3.amazonaws.com/kMjmX7MQvV/1669120688-Screen-Shot-2022-11-22-at-6-37-57-AM.png>)

ID#

24776

Location

Exterior

Initial Photos



(<https://8232-application-data-2273.s3.amazonaws.com/kMjmX7MQvV/1669120313-Screen-Shot-2022-11-22-at-6-31-11-AM.png>)

ID#

24775

Location

Basement

Initial Photos