

File Number: 2751907
Estimator: Seidel, Jesse
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Pricelist: MNMN8P_OCT16
Street: 1150 REANEY AVE
City: ST PAUL
State: MN **Zip:** 55106

Job Began: Mon, Oct 10, 2016

Job Completed: Fri, Oct 7, 2016


Estimate Summary

Line Item Total:	\$34,321.99
Subtotal:	\$34,321.99
Estimate Total:	\$34,321.99

Exterior > E1.The Chimney Is Defective, Deteriorated Or In A State Of Disrepair. Replace All Missing Or Defective Bricks, Tuckpoint As Needed To Restore The Chimney To A Professional State Of Maintenance And Repair. Permit May Be Required.

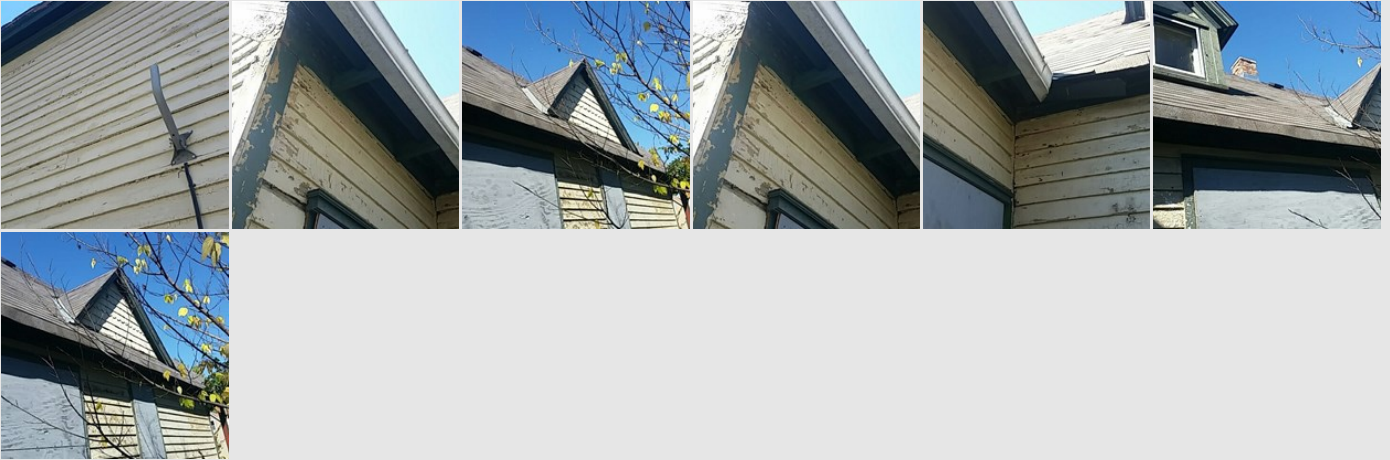
Description	Quantity	Remove	Replace	Total
Re-point masonry	48.00 SF	0.00	6.76	324.48
				
Brick - structural (Giant brick), 6"	5.00 SF	2.81	0.00	14.05
Brick - structural (Giant brick), 6"	5.00 SF	0.00	14.36	71.80
				
Chimney flashing - average (32" x 36")	1.00 EA	23.60	0.00	23.60
Chimney flashing - average (32" x 36")	1.00 EA	0.00	486.18	486.18
				
E1.The Chimney Is Defective, Deteriorated Or In A State Of Disrepair. Replace All Missing Or Defective Bricks, Tuckpoint As Needed To Restore The Chimney To A Professional State Of Maintenance And Repair. Permit May Be Required. Total:				\$920.11

Exterior > E2.The Eaves And Soffits Are In A State Of Disrepair Or Deterioration. Repair All Defects, Holes, Breaks, Loose Or Rotting Boards, To A Professional State Of Maintenance. Permit May Be Required.

Description	Quantity	Remove	Replace	Total
Crown molding - wood - 5 1/4"	61.00 LF	0.00	17.01	1,037.61
				
Paint crown molding - two coats	61.00 LF	0.00	1.69	103.09
Soffit & fascia - wood - 1' overhang	60.00 LF	0.00	13.01	780.60



Prime & paint exterior soffit - wood	60.00 SF	0.00	2.52	151.20
Prime & paint exterior fascia - wood, 6"- 8" wide	60.00 LF	0.00	2.45	147.00



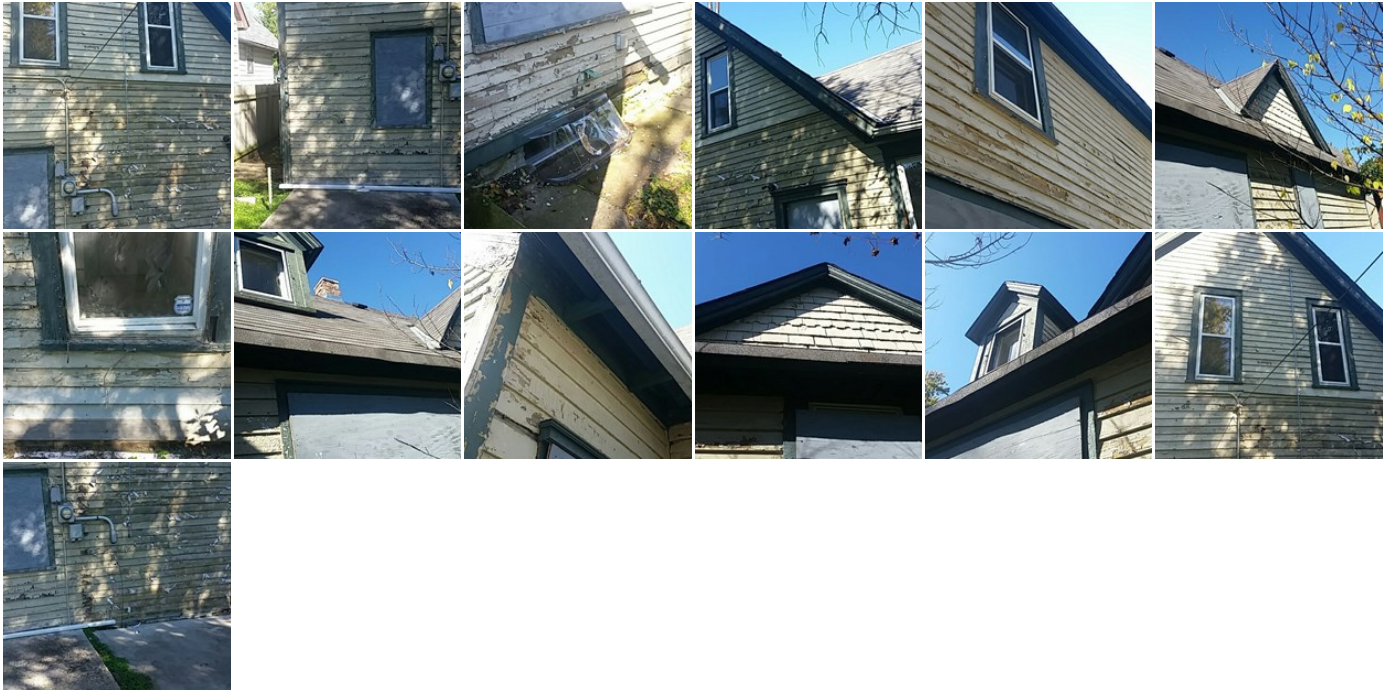
E2.The Eaves And Soffits Are In A State Of Disrepair Or Deterioration. Repair All Defects, Holes, Breaks, Loose Or Rotting Boards, To A Professional State Of Maintenance. Permit May Be Required. Total: \$2,219.50

Exterior > E3.The Exterior Walls And/Or Trim Of The House And/Or Garage Have Defective, Peeled, Flaked, Scaled Or Chalking Paint Or Have Unpainted Wood Surfaces. Scrape And Repaint To Affect A Sound Condition In A Professional Manner.

Description	Quantity	Remove	Replace	Total
Scrape & prep for paint	1,500.00 SF	0.00	0.72	1,080.00



Exterior - paint two coats	1,500.00 SF	0.00	1.30	1,950.00
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Deck guard rail - treated lumber	4.00 LF	0.00	37.13	148.52
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Paint deck handrail - 2 coats paint	14.00 LF	0.00	10.88	152.32
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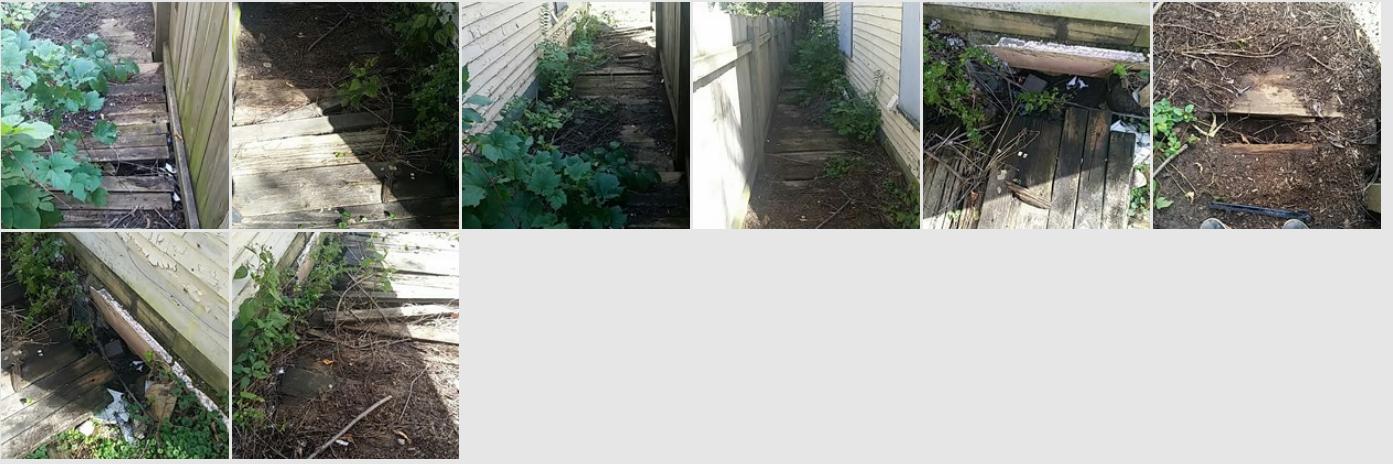
Seal & paint balustrade - two coats	14.00 LF	0.00	30.35	424.90
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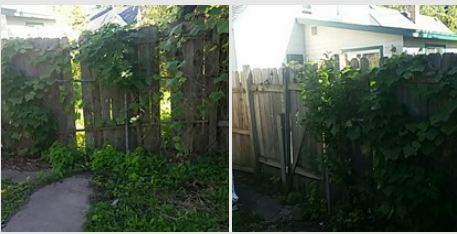
Deck planking - treated lumber (per SF)	36.00 SF	2.51	0.00	90.36
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Deck planking - treated lumber (per SF)	36.00 SF	0.00	7.43	267.48
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There may be joist repairs once decking is removed and a bid with supporting pics will be provided once revealed.



Wood fence 5'- 6' high - treated	10.00 LF	7.87	0.00	78.70
Wood fence 5'- 6' high - treated	10.00 LF	0.00	28.23	282.30



Board-up windows and doors	142.00 SF	0.67	0.00	95.14
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In order to scrape and paint window trim the boarded windows will need to be detached and reset.



Board-up windows and doors	142.00 SF	0.00	1.19	168.98
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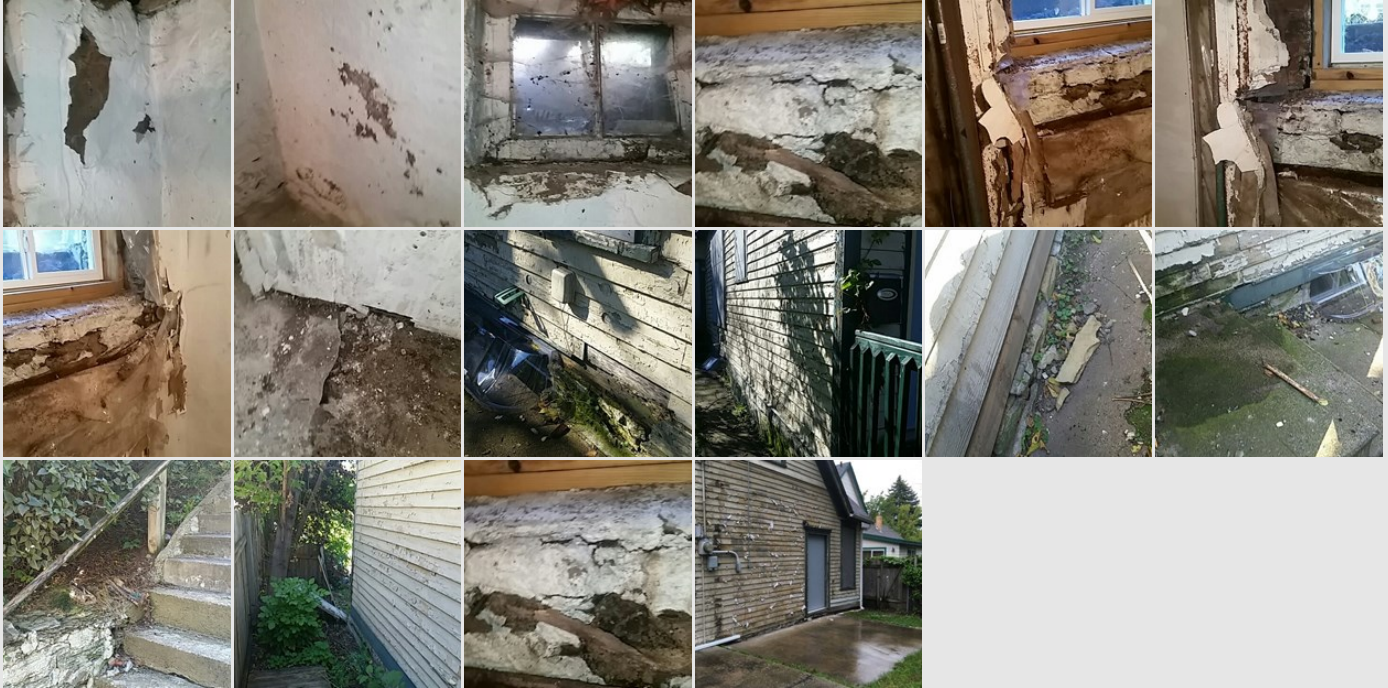
In order to scrape and paint window trim the boarded windows will need to be detached and reset.

E3.The Exterior Walls And/Or Trim Of The House And/Or Garage Have Defective, Peeled, Flaked, Scaled Or Chalking Paint Or Have Unpainted Wood Surfaces. Scrape And Repaint To Affect A Sound Condition In A Professional Manner. Total: \$4,738.70

Exterior > E4.The Foundation Is Deteriorated, Defective Or In A State Of Disrepair. Repair All Foundation Defects In A Professional Manner To A Weather-Tight, Water-Tight And Rodent-Proof Condition. Permit May Be Required.

Description	Quantity	Remove	Replace	Total
Plaster (parget) foundation	240.00 SF	0.00	1.88	451.20

140SF on the exterior and 100SF on the interior walls.



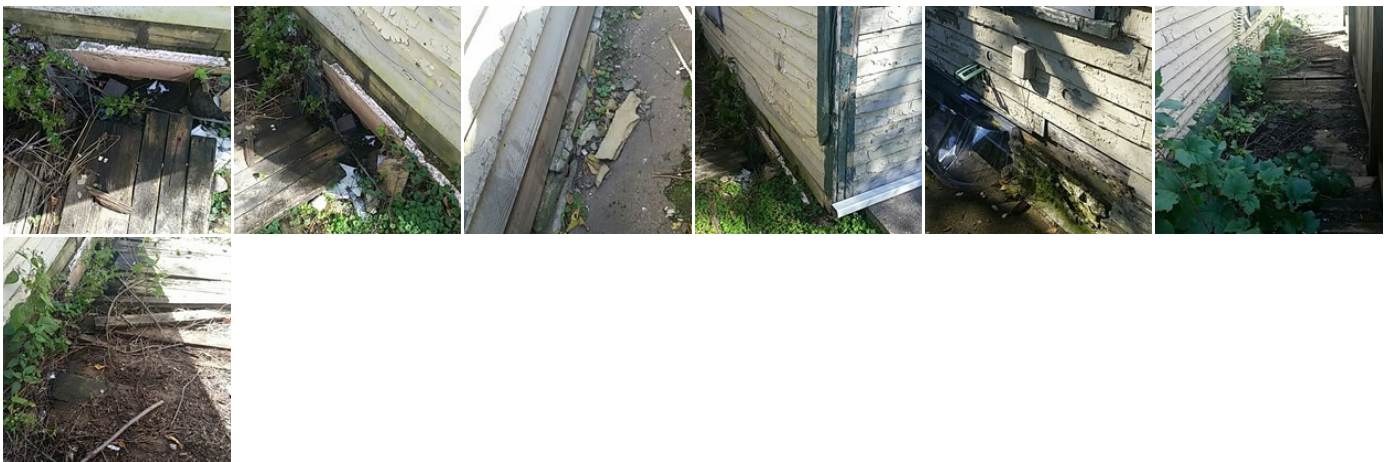
Concrete slab - light weight concrete	0.25 CY	0.00	496.33	124.08
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Joist - 2x8 floor or ceiling system - treated	43.00 BF	0.81	0.00	34.83
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Joist - 2x8 floor or ceiling system - treated	43.00 BF	0.00	2.70	116.10
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To remove and replace the foundation band board.



Gutter / downspout - aluminum - up to 5"	40.00 LF	0.00	8.62	344.80
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E4.The Foundation Is Deteriorated, Defective Or In A State Of Disrepair. Repair All Foundation Defects In A Professional Manner To A Weather-Tight, Water-Tight And Rodent-Proof Condition. Permit May Be Required. Total: \$1,071.01

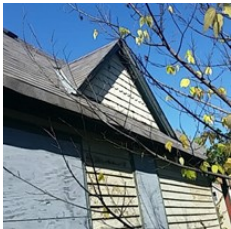
Exterior > E5.The Roof Is Deteriorated, Defective, Or In A State Of Disrepair. Repair Or Replace The Roof Covering To A Sound, Tight And Water Impervious Condition. Permit May Be Required.

Description	Quantity	Remove	Replace	Total
Laminated - comp. shingle rfg. - w/ felt	1.00 SQ	72.68	0.00	72.68
Laminated - comp. shingle rfg. - w/ felt	1.00 SQ	0.00	334.11	334.11

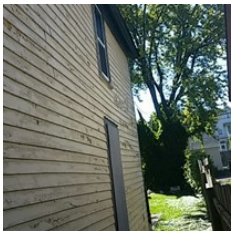
One square of shingles will be removed and replaced around the chimney.



Additional charge for steep roof - 7/12 to 9/12 slope	1.00 SQ	17.60	0.00	17.60
Additional charge for steep roof - 7/12 to 9/12 slope	1.00 SQ	0.00	58.18	58.18






Additional charge for high roof (2 stories or greater)	1.00 SQ	6.65	0.00	6.65
Additional charge for high roof (2 stories or greater)	1.00 SQ	0.00	25.70	25.70



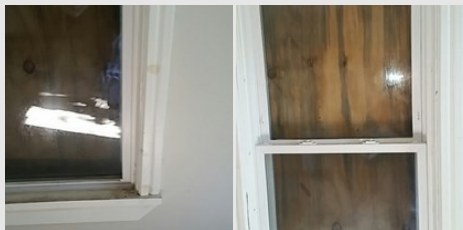
E5.The Roof Is Deteriorated, Defective, Or In A State Of Disrepair. Repair Or Replace The Roof Covering To A Sound, Tight And Water Impervious Condition. Permit May Be Required. Total: \$514.92

Exterior > E6.The Exterior Walls Of The House And/Or Garage Are Defective. Repair All Holes, Breaks, Lose Or Rotting Siding, To A Professional State Of Maintenance.

Description	Quantity	Remove	Replace	Total
Meter mast for overhead power - Detach & reset	1.00 EA	0.00	745.40	745.40
				
Digital satellite system with one receiver	1.00 EA	37.74	0.00	37.74
				
Siding - plywood - fir face	2,400.00 SF	0.38	0.00	912.00
				
Siding - vinyl	2,400.00 SF	0.00	5.39	12,936.00
<p>E6.The Exterior Walls Of The House And/Or Garage Are Defective. Repair All Holes, Breaks, Lose Or Rotting Siding, To A Professional State Of Maintenance. Total: \$14,631.14</p>				

Exterior > E7.The Window And/Or Door Screens Are Missing, Defective Or In A State Of Disrepair. Provide Proper Window And Door Screens For All Openable Windows And Doors. Screens Must Be Tight-Fitting And Securely Fastened To The Frames.

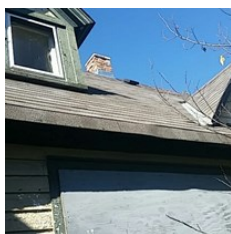
Description	Quantity	Remove	Replace	Total
Window screen, 17 - 25 SF	1.00 EA	0.00	83.27	83.27



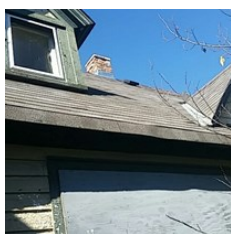
E7.The Window And/Or Door Screens Are Missing, Defective Or In A State Of Disrepair. Provide Proper Window And Door Screens For All Openable Windows And Doors. Screens Must Be Tight-Fitting And Securely Fastened To The Frames. Total: \$83.27

Exterior > E8.The Windows And/Or Storm Windows Are In A State Of Disrepair. Replace All Missing Or Broken Window Glass. Make All Necessary Repairs To Frames, Sashes, Hardware And Associated Trim In A Professional Manner. Permit May Be Required.

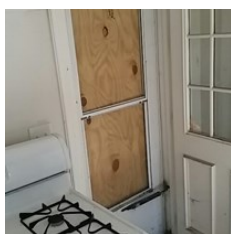
Description	Quantity	Remove	Replace	Total
Vinyl window - double hung, 4-8 sf	1.00 EA	28.42	0.00	28.42
Vinyl window - double hung, 4-8 sf	1.00 EA	0.00	314.47	314.47



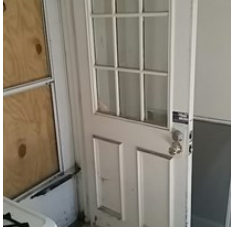
Additional charge for a retrofit window, 3-11 sf	1.00 EA	0.00	96.06	96.06
Storm window - vinyl, 3-11 sf	1.00 EA	0.00	73.50	73.50



Storm door assembly	1.00 EA	22.20	0.00	22.20
Storm door assembly	1.00 EA	0.00	319.09	319.09



Exterior door - metal - insulated - flush or panel style	1.00 EA	26.96	0.00	26.96
Exterior door - metal - insulated - flush or panel style	1.00 EA	0.00	388.86	388.86



Additional charge for a retrofit exterior door	1.00 EA	0.00	210.20	210.20
Door lockset & deadbolt - exterior	1.00 EA	0.00	120.54	120.54



Wood door frame & trim - exterior - hardwood	5.00 LF	1.57	0.00	7.85
Wood door frame & trim - exterior - hardwood	5.00 LF	0.00	23.20	116.00

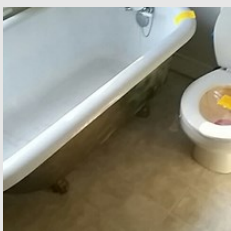


Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	35.46	35.46
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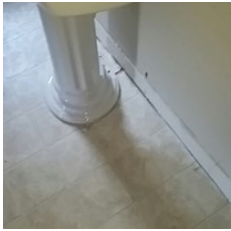
E8.The Windows And/Or Storm Windows Are In A State Of Disrepair. Replace All Missing Or Broken Window Glass. Make All Necessary Repairs To Frames, Sashes, Hardware And Associated Trim In A Professional Manner. Permit May Be Required. Total: \$1,759.61

Interior > I1.The Bathroom Floor Covering Is Deteriorated Or Inadequate. Provide Floor Covering Which Is Impervious To Water And Easily Cleanable Throughout The Bathroom And Seal Around The Edges And Fixtures.

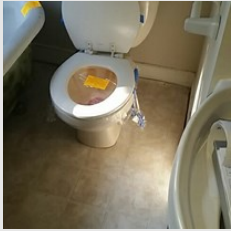
Description	Quantity	Remove	Replace	Total
Claw-foot tub - Detach & reset	1.00 EA	0.00	901.60	901.60



Pedestal sink - Detach & reset	1.00 EA	0.00	392.00	392.00
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Toilet - Detach & reset	1.00 EA	0.00	337.91	337.91
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Radiator unit - Large - Detach & reset	2.00 EA	0.00	446.47	892.94
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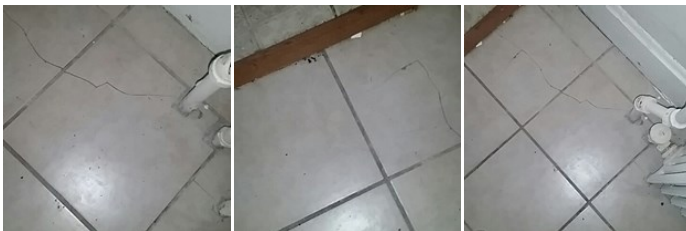
(2) 20 fin radiator D/R in order to R/R flooring.



Ceramic tile - Standard grade	3.00 SF	2.27	0.00	6.81
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Ceramic tile - Standard grade	3.00 SF	0.00	15.54	46.62
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Remove and replace (3) 12" ceramic tiles that may not match.



Caulking - silicone	56.00 LF	0.00	5.51	308.56
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Door threshold - Detach & reset	2.50 LF	0.00	13.24	33.10
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Vinyl floor covering (sheet goods)	260.00 SF	1.15	0.00	299.00
Vinyl floor covering (sheet goods)	260.00 SF	0.00	4.26	1,107.60

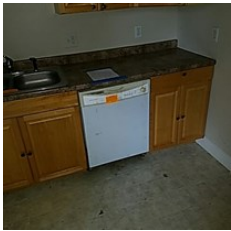
Second floor bathroom - 100SF and kitchen - 160SF



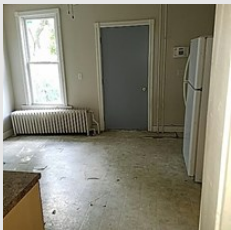
Range - freestanding - gas	1.00 EA	0.00	0.00	222.39
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Dishwasher - Detach & reset	1.00 EA	0.00	378.29	378.29
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Refrigerator - top freezer - 18 to 22 cf	1.00 EA	0.00	0.00	54.52
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I1.The Bathroom Floor Covering Is Deteriorated Or Inadequate. Provide Floor Covering Which Is Impervious To Water And Easily Cleanable Throughout The Bathroom And Seal Around The Edges And Fixtures. Total: \$4,981.34


Interior > I2.Lack Of Electricity: Immediately Restore Electrical Service. Failure To Provide Proper Electrical Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility. Use Of Candles, Fuel Operated Lighting Or Extension Cord Wiring Is Not Permitted While The Power Is Off.

Description	Quantity	Remove	Replace	Total
Electrician - per hour	4.00 HR	0.00	139.76	559.04
The electric is on which requires an inspection. Supplemental will be provided based on findings.				
				

Light bar - 3 lights	1.00 EA	0.00	0.00	70.21
				

12.Lack Of Electricity: Immediately Restore Electrical Service. Failure To Provide Proper Electrical Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility. Use Of Candles, Fuel Operated Lighting Or Extension Cord Wiring Is Not Permitted While The Power Is Off. Total: \$629.25

Interior > 13.FURNACE: Have A Licensed Heating Contractor Service And Clean The Furnace Or Boiler And Make Any Necessary Repairs. Perform A C/O Test On The Heating Plant. Repair Of Gas Fired Appliances Requires A Permit. 14. Lack Of Natural Gas Service: Immediately Restore Natural Gas Service. Failure To Provide Natural Gas Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility.

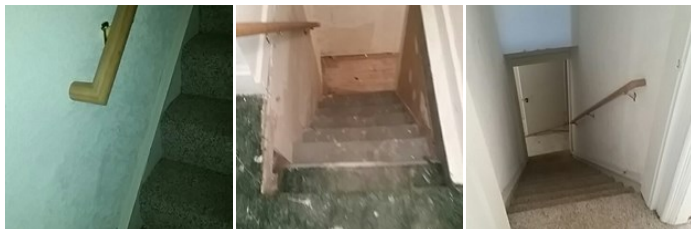
Description	Quantity	Remove	Replace	Total
HVAC Technician - per hour	6.00 HR	0.00	138.63	831.78
HVAC tech to test and evaluate the boiler and provide estimate for any necessary repairs. Also, perform an ORSAT test. Supplemental will be provided based on findings. The boiler is of old age and may need to be removed and replaced.				
Clean boiler unit	1.00 EA	0.00	84.88	84.88
				

Plumbing line air pressure test	1.00 EA	0.00	180.32	180.32
Pressure test hydronic heating system to ensure all radiators and runs have not been compromised.				

13.FURNACE: Have A Licensed Heating Contractor Service And Clean The Furnace Or Boiler And Make Any Necessary Repairs. Perform A C/O Test On The Heating Plant. Repair Of Gas Fired Appliances Requires A Permit. 14. Lack Of Natural Gas Service: Immediately Restore Natural Gas Service. Failure To Provide Natural Gas Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility. Total: \$1,096.98

Interior > I5. There Are Missing Or Defective Guardrails. Provide All Stairways, Porches, Decks Or Steps Which Are More Than 30" High With Guardrails And Intermediate Rails With Openings In The Guardrail No More Than Four (4) Inches Apart And In Accordance With The State Building Code.

Description	Quantity	Remove	Replace	Total
Handrail - round / oval - softwood - wall mounted	28.00 LF	1.02	0.00	28.56
Handrail - round / oval - softwood - wall mounted	28.00 LF	0.00	12.67	354.76

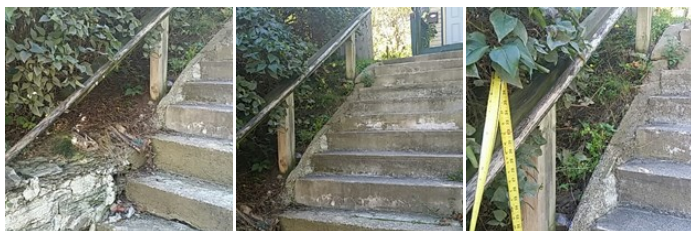


15. There Are Missing Or Defective Guardrails. Provide All Stairways, Porches, Decks Or Steps Which Are More Than 30" High With Guardrails And Intermediate Rails With Openings In The Guardrail No More Than Four (4) Inches Apart And In Accordance With The State Building Code. Total: \$383.32

Interior > I6. The Stairs Have Missing Or Defective Handrails. Provide All Interior And Exterior Stairways And Steps Of More Than Three (3) Risers With Handrails Which Are Grippable And Installed 34" To 38" Above The Nose Of The Stair Treads.

Description	Quantity	Remove	Replace	Total
Deck guard rail - treated lumber	16.00 LF	1.41	0.00	22.56
Deck guard rail - treated lumber	16.00 LF	0.00	37.13	594.08

Exterior stairway.



16. The Stairs Have Missing Or Defective Handrails. Provide All Interior And Exterior Stairways And Steps Of More Than Three (3) Risers With Handrails Which Are Grippable And Installed 34" To 38" Above The Nose Of The Stair Treads. Total: \$616.64

Interior > I7. Lack Of Water Service: Immediately Restore Water Service. Failure To Provide Water Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility.

Description	Quantity	Remove	Replace	Total
Plumber - per hour	4.00 HR	0.00	169.05	676.20

Plumber to evaluate the system and provide supplemental based on findings.



17.Lack Of Water Service: Immediately Restore Water Service. Failure To Provide Water Service Will Result In These Premises Being Declared Unfit For Human Habitation And Ordered Vacated For Lack Of This Basic Facility. Total: \$676.20