

1143 Woodbridge St



Company Info	
Company Name:	JBF Real Property
Contact:	James Keating
Phone:	940 535 8118

Renovation Estimate	
Property Address:	1143 Woodbridge St, St. Paul, MN
Date:	4/22/2019
PM:	James Keating
<b>Total Contract Amount</b> <b>\$89,558.00</b>	
DAY TO COMPLETE <b>75</b>	

Property Details			
Lot Dimensions		Property Notes	
Square Ft. Incl. Basement :			
Square Ft. Detached Garage:			
Bed/Bath:			
Year Built:			
Lock Box Code			
Utility Status	Please confirm all utility status.	Off/On	UTILITY COMPANY
Gas		OFF	
Electric		ON	
Water		OFF	

PERMITTING		
PERMIT REQUIRED	Does this Job require a permit YES/NO	YES

HOA		
IS THERE AN HOA	NO	HOA INFO

EXTERIOR						
Necessary Repairs	Unit	QTY	MATERIAL	LABOR	Price	
Landscaping	1	1.00	\$0.00	\$2,000.00	\$	2,000.00
Power Washing	SQ FT			\$0.25	\$	-
Chimney Repair	Concrete/Brick Repair	1.00	\$250.00	\$500.00	\$	750.00
Siding					\$	-
Exterior Railings					\$	-
Gutters/ Downspouts					\$	-
Railings & Steps					\$	-
Roofing <i>List total Squares</i>	SQ FT				\$	-
Deck					\$	-
Landscaping for slope work	Dirt	3.00	\$50.00	\$100.00	\$	450.00
Removal of brick landscaping	Bricks	1.00	\$15.00	\$290.00	\$	305.00
Demo	Demo Rear Deck and replace with structure similar to existing. Same size and steps - to include permit and drawings.	1.00	\$4,000.00	\$4,000.00	\$	8,000.00
Windows	Plywood removal and fills holes from screws	23.00	\$5.00	\$30.00	\$	805.00
Window Treatments (Removal and Replacement)	Window Wraps after plywood is removed	12.00	\$30.00	\$175.00	\$	2,460.00
Garage Door Opener					\$	-
Garage Door					\$	-
Misc.	Numbers on house	1.00	\$60.00	\$90.00	\$	150.00
Misc.	Facia replacement/install on garage	88.00	\$2.50	\$6.00	\$	748.00

MECHANICALS and APPLIANCES						
MECHANICALS	Unit	QTY	MATERIAL	LABOR	Price	
New Electrical Panel					\$	-
Re-wire Home					\$	-
Plumbing					\$	-
Septic System					\$	-
Well					\$	-
Water Heater					\$	-
Thermostat					\$	-
HVAC Vents					\$	-
HVAC					\$	-
HVAC INSPECTION					\$	-

Appliances Must list Brand, color & model #'s	Appliance Package - Top/bottom Fridge, Gas Range (smooth top - island ranges are more expensive), and Microwave. (SS Package)	1.00	\$2,500.00		\$ 2,500.00
<b>PAINT AND PREP</b>					
Paint	Unit	QTY	MATERIAL	LABOR	Price
Exterior Paint List SF					\$ -
Interior Paint – List SF ( WHOLE HOME SQ FT not WALL SQ FT)	SQ FT SW Olympus White or SW Summit Grey (3 tone)	1,400.00	\$1.95	\$0.05	\$ 2,800.00
Paint Prep ( Including additional priming if needed)	Paint Fascia on exterior of garage	1.00	\$110.00	\$475.00	\$ 585.00
Drywall Repair	SQ FT				\$ -
<b>FLOORING</b>					
Flooring	Unit	QTY	MATERIAL	LABOR	Price
Hardwood Refinish	Per SQ FT		\$0.00	\$3.50	\$ -
Vinyl Sheet List SF	Grey Wood Grain Style Sheet				\$ -
Floor Tile Kitchen and Bathroom	SQ FT: Mare Bianco 12 in. x 24 in. Glazed Polished Porcelain Floor MSI				\$ -
Vinly Plank List SQ	Grey Wood Grain Style Plank				\$ -
Carpet in Bedrooms, Hallways, and family/living room. Incl 10% waste	Simple Grey Color 25oz 6LB Padding	1000.00	\$1.00	\$1.00	\$ 2,000.00
Manufactured Hardwood Pre-Stained	SQ FT				\$ -
<b>CLEANING and PRESERVATION</b>					
Misc.	UNIT	QTY	MATERIAL	LABOR	PRICE
Light Bulbs					\$0.00
Cover Plates					\$ -
Smoke Detector	Smoke Detector	6.00	\$25.00	\$30.00	\$ 330.00
Carbon MONOXIDE Detector	CO Dets	3.00	\$75.00	\$30.00	\$ 315.00
Trash Out	25 cubic yards-mattresses,DVD-TV's	1.00	\$600.00	\$1,200.00	\$ 1,800.00
Final Clean	Final Clean	1.00	\$0.00	\$300.00	\$ 300.00
<b>LIGHTING and ELECTRICAL</b>					
ITEM	UNIT	QTY	MATERIAL	LABOR	PRICE
Ceiling Fan	BRUSHED NICKEL				\$ -
Chandelier	Brushed Nickel Chandelier				\$ -
Electrical Switches	WHITE IN COLOR				\$ -
Electrical Outlets	WHITE IN COLOR				\$ -
Electrical Insepection					
Flushmounts	Brushed Nickel Ceiling Flush Mount ( Smooth Glass Globe no end nut)				\$ -
<b>TRIM</b>					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Interior Demo	Demo Paneling in basement	1.00	\$20.00	\$295.00	\$ 315.00
Base/Trim					\$ -
Upgraded Trim ( CROWN MOULDING)					
Door/Window Casing & Trim					\$ -
<b>DOORS CABINETS and HARDWARE</b>					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Interior Doors					\$ -
BI Fold Closet Doors					\$ -



Exterior Door	4 exterior doors per report	4.00	\$250.00	\$400.00	\$ 2,600.00
Door Hinges	BRUSHED NICKEL				\$ -
Interior Door Knob	BRUSHED NICKEL				\$ -
Exterior Knob and Deadbold	BRUSHED NICKEL	3.00	\$75.00	\$40.00	\$ 345.00
Cabinets List LF	WHITE SOLID WOOD				\$ -
Countertops List SF	GRANITE, LAMINATE, QUARTZ WHITE IN COLOR				\$ -
Cabinet Hardware	BRUSHED NICKEL				\$ -
<b>PLUMBING and BATHROOM</b>					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Plumbing Inspection					\$0.00
Sink Double Bowl Stainless					\$ -
Kitchen Faucet	Single-Handle Pull-Down Sprayer Kitchen Faucet in Stainless Steel				\$ -
Bathroom Accessories	3 Piece Brushed Nickel				\$ -
Bath Faucet	Centerset 2-Handle Bathroom Faucet in Brushed Nickel				\$ -
Tub / Shower					\$ -
Toilet					\$ -
Mirror					\$ -
Bathroom Lighting	3,4 or 6 LIGHT VANITY BAR				\$ -
Bathroom Vanities	36inch , 48inch or 60 inch vanity in White with AB Engineered Composite Vanity Top in White				\$ -
<b>PERMITS, DRAWINGS, PLANS and TAX</b>					
Permit Cost - Building Permit and Fees	PERMIT COSTS	1.00	\$1,000.00	\$0.00	\$ 1,000.00
DRAWINGS/PLANS	PLANS				\$ -
Material Tax	TAX FOR ALL MATERIALS				\$ -
<b>Supplemental Items - Add Justification</b>					
ADDITIONAL REPAIRS	Unit	QTY	MATERIAL	LABOR	Price
<b>ELECTRICAL:</b> 1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC 2. Provide access to all electrical devices for inspection. 3. No access to garage at time of insp. Insure garage is wired to NEC standards. 4. Remove/rewire all exposed NM cable in side entryway to current NEC. 5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC 6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC 7. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC 8. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC 9. Repair/replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. 10. 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 11. Properly support/wire exterior luminaire (light fixture) at entry door. 12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. 13. All electrical work must be done by a Minnesota-licensed electrical contractor	Elec	1.00	\$8,000.00	\$16,000.00	\$ 24,000.00
<b>Plumbing - Basement Laundry Tub - (MPC .0100 &amp; .901)</b> 1. Install a proper fixture vent to code. 2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code. 3. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing. 4. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code. 5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out. 6. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping. 7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage. 8. Basement Water Heater -(MPC 504.4 & 504.5 & 504.6) A pressure and temperature relief valve is required	Plumbing	1.00	\$10,000.00	\$15,000.00	\$ 25,000.00
<b>HVAC:</b> 1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe. 2. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required). 3. Provide adequate combustion air and support duct to code. 4. Provide support for gas lines to code. 5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves. 6. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.	HVAC	1.00	\$5,000.00	\$5,000.00	\$ 10,000.00
					\$ -

