
Integrated Assets, Inc.
Credential/License ID 1410024
313 Sherry Street
Neenah, WI 54956
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1286 Sherburne Avenue
Saint Paul, MN 55104
File# 14 327001 VB3
Page 1.

Estimate to Cure Code Compliance Report:

BUILDING:

R/R front exterior door with framing, locks and hardware 36x79	\$3016.31
R/R front exterior S/S door	\$468.32
R/R rear exterior door with framing, locks and hardware 32x79	\$1551.18
Remove boarding from windows. Check for repairs and painting (bid if needed)	\$375.00
Clean and sanitize all floors, walls, cabinets, sinks, tubs, toilets and appliances.	\$911.27
1 st floor bedroom 1, paint room stain block 2 coats	\$1261.44
Patch hole in wall	\$90.00
R/R interior door, frame and hardware	\$355.25
1 st floor bedroom 2, Scrape and paint stain block 2 coats	\$1261.44
R/R broken window 34x56	\$1185.17
Basement, R/R interior door to basement and knob lock	\$546.91
Patch ceiling and wall areas where possible around pipes and other obstructions	\$1392.00
(All patching of drywall will be completed after electric and plumbing repair)	
Paint bathroom 6x6x8 stain block 2 coats	\$907.20
Install mirror over bathroom sink	\$178.78
R/R basement windows 2-16x30, 1-24x36	\$1542.26
Attic, cover opening to attic board and insulate access panel 2x3'	\$275.00
2 nd floor bedroom 3, R/R soiled fire/smoke damage carpet and pad 16x12	\$1529.86
Paint stain block 2 coats	\$1382.40
2 nd floor bedroom 4, R/R soiled carpet and pad 16x12	\$1529.86
Paint stain block 2 coats	\$1382.40
R/R window 42x36	\$1107.33
Stairway hall, R/R window 58x34	<u>\$1385.17</u>
	\$21927.86

1286 Sherburne Avenue
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File# 14 327001 VB3
Page 2.

ELECTRICAL

Service:

Install new 100 amp Underground service with new electric meter on rear house	\$1537.29
R/R 100amp, 20 circuit, breaker panel	\$7533.45
Reconnect existing circuits to new panel	\$619.00
Index all circuits in panel. Install new service grounding	\$1732.48

Basement:

Rewire laundry outlet with arc-fault/GFI protection	\$475.22
Rewire furnace circuit	\$442.16
Rewire and remove all illegal wiring as needed	\$1956.45
Replace corroded metal conduit and fittings as needed	\$321.10
Check for missing covers, connectors, and knock-out seals	\$189.55
Properly strap cables and conduits	\$125.65
Repair damage to electrical wiring caused by vandalism	\$440.90

General:

Check all lights, switches, and outlets for damage	\$221.50
R/R all corroded, missing, and loose devices	\$320.10
Check all receptacles for proper Polarity and Grounding	\$60.00
Check wiring in garage and repair	\$224.25
Install hardwire smoke to upper level per code.	\$446.87
Install combination battery back up smoke and CO detectors per code 6 ea	\$270.00
Replace front door bell switch	<u>\$79.00</u>

\$16994.97

1286 Sherburne Avenue
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File# 14 327001 VB3
Page 3.

HEATING

Remove all equipment in basement	\$667.15
Install new high efficiency furnace single stage +13 SEER AC, Install single stage gas valve. Install single speed blower. Install single stage cooling	\$22865.33
Install disconnect box to existing wiring	\$1275.20
Install whip from disconnect to condenser unit	\$628.80
Install 2-trunk duct supply and connect runs	\$4600.00
Install 2-return/supply	\$1040.00
Install 2-15-30A 120/240 Circuit max 75ft include breaker and first opening	\$1401.60
Install gas lines and shut offs for furnace and hot water heater	\$1435.20
Install EF.61 rated Hot Water Heater 40 gal w/power venting water heater	\$4681.60
Install power vent 20" jacket	\$520.45
Remove existing BVents	\$1612.80
Clean and Orsat test furnace burner. Check all controls for proper operation.	
Check furnace heat exchanger for leak.	\$360.00
Close flue venting opening in basement chimney, venting for hwh and furnace	
Connect furnace and water heater venting to exterior house PVC connections	\$377.65
Install clothes dryer vent and install gas piping and valves	\$226.42
Install combustion air support duct to code	\$117.00
Install support for gas lines	\$112.33
Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves	\$275.20
Clean supply and return ducts for warm air heating system	\$385.20
Repair and/or replace heating registers as necessary	\$115.75
Install venting to basement bathroom	\$310.19
Install condensate drain line from A/C unit coil in basement to drain	<u>\$110.00</u>
	\$43117.87

1286 Sherburne Avenue
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File# 14 327001 VB3
Page 4.

PLUMBING

Basement

Install gas piping for clothes dryer location and install dryer venting	\$275.15
Install waste piping for laundry tub	\$395.27
Install laundry tub faucet with potable water protection for faucet spout	\$397.47
Install waste piping in bathroom	\$556.33
Install sewer clean out to soil and waste piping	\$878.85
Install proper connections, transitions, fittings for piping usage	\$1149.29
Install piping to hot water heater	\$440.25
Check service and fire-up unit per code	\$125.00
Install additional piping to raise water meter to 12" minimum above floor by	
Installing new piping from street shut off to basement for meter installation	\$9975.00
Install 1" to the first major take off in line	\$525.00
Replace all improperly sized water piping	\$5230.18

1st floor

Install lavatory waste piping to code	\$389.66
Install lavatory faucet broken missing parts	\$275.33
Install lawn hydrant back flow preventer	\$341.27
Install sink fixture vent to code	\$210.16
Install sink waste pipe to code	\$243.44
Install sink faucet	\$275.33
Install Tub and Shower waste and overflow	<u>\$490.12</u>
	\$22173.03

Total =

\$104,213.73

Cost Estimate Report

POWERED BY
BLUEBOOK

1286 SHERBURNE AVE SAINT PAUL MN 55104

Reference ID:623397643 Estimate ID#: 727997
 Bedrooms:4 Baths:1.0 Year Built:N/A Total Living Area:0 SF
 Property Type:Single Family Detached
 Date Printed: 2/20/2020
 Vendor: Vendor Address:

Repair Summary

Subject Property

Entire House: \$46,570.68

Estimated Total Repairs: \$46,570.68

LR=Lender Required CR=Cosmetic Repair CL=Claims Recovery HZ=Hazard/Secure

1286 SHERBURNE AVE SAINT PAUL MN

Repair Details For Entire House

Complete Structure

Item#	Description	QTY	UM	Price Per Unit	Total	Code
20985	Demolish and Remove Complete - Stucco Structure 1st Story - Including Equipment, Foundation, Permits & Debris Removal	1620	SF	\$16.668	\$27002.16	
20986	Demolish and Remove Complete - Stucco Structure - Each Additional Story - Including Equipment, Permits & Debris Removal	1100	SF	\$5.94	\$6534.00	
20983	Demolish and Remove Complete - Wood Structure 1st Story - Including Equipment, Foundation, Permits & Debris Removal	450	SF	\$11.88	\$5346.00	

Others

Item#	Description	QTY	UM	Price Per Unit	Total	Code
99999	Asbestos testing** note any positive results a supplemental will be provided for abatement**	1	EA	\$1440.00	\$1440.00	
99999	GASWATERELECTRICAL DISCONNECT	3	EA	\$420.00	\$1260.00	
99999	Fill dirt for lot grading includes delivery and labor to spread and level lot	200	CY	\$18.00	\$3600.00	

Grass

Item#	Description	QTY	UM	Price Per Unit	Total	Code
16885	Plant Grass - Seed	3990	SF	\$0.348	\$1388.52	

Estimated Entire House Repairs: \$46,570.68

Repair Photos

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Property repair time line:

The repairs will commence within a week of the estimate repair approval.

Permits applied for work listed on the order, Building, Electrical, Heating and Plumbing

Week 1, Permit applications

Week 2. Meet with the Power company to certify underground cables are in compliance.

Begin Electrical work Meter, Panel, Wiring.

Prepare and set up Heating components ready for delivery.

Week 3. Complete Electrical portion of Estimate. Call for inspection.

Begin removal of all Heating and Air units, venting, duct work and gas lines.

Week 4. Prepare plumbing components ready for delivery

Begin Heating and Air installation, venting, duct work and gas lines.

Meet with City for Street Permit for new curb shut off and piping to house

Week 5. Continue Heating and Air installation.

Begin Street work with new water service

Prepare and set up for Building repairs

Week 6. Finish Street work and water service to house. Call for inspection

Finish Heating and Air installation. Call for inspection

Begin Plumbing repair.

Week 7. Continue plumbing repairs.

Begin Building repairs

Week 8. Complete plumbing repairs. Call for inspection.

Continue Building repairs.

Week 9. Continue Building repairs.

Week 10. Continue Building repairs

Week 11. Last minute clean-up

Week 12. Call for Final inspection.

Property Demo time line:

Demo of the property will take 2 months to complete. Weather permitting.

A solid commitment on this time line is contingent on Neighbor relations,

Alley access with heavy equipment. Alley and neighborhood posting.