

Chris Electric Inc
917 Arbor Ave
Mahtomedi, MN 55115

Estimate

Date	Estimate #
4/3/2023	959

Name / Address
That Property Place Rashad Kennedy



Project			
46 Front Avenue			
Description	Qty	Cost	Total
Make all electrical repairs to CAT 3 single family home to provided code compliance report following NEC standards. 1.No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. 2.Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC 3.Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. 4.Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC 5.Replace/repair damaged electric baseboard heater to current NEC. 6.Install listed boxes for all light fixtures per the NEC. 7.No access to the garage at time of inspection. Insure garage is wired to NEC standards. 8.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 9.Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC 10.Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC 11.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 12.Properly strap and support cables and/or conduits. Chapter 3, NEC 13.Repair or replace all broken, painted over, corroded, missing or loose 14.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 15.Install box extensions on devices mounted in wood paneling. Article 314.20, NEC 16.All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.		15,000.00	15,000.00
Total			

Customer Signature

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4/3/2023	959

Name / Address
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Project			
46 Front Avenue			
Description	Qty	Cost	Total
Includes all labor, materials, and permit/inspections.			
Total			\$15,000.00

Customer Signature _____



Binder Heating & Air Conditioning Inc
222 Hardman Ave N
South St Paul, MN 55075

Phone: (651) 457-8781
Fax: (651) 457-7116
service@binderheating.com
www.binderheating.com

Bill to
Kennedy Property Development LLC
2136 Ford Pkwy #8004
St. Paul, MN 55116

Job Location:
Kennedy, Rashad (46 Front Ave)
46 Front Ave
St. Paul, MN 55117

Email Address: rashad@thatpropertyplace.net

Phone Number: (651) 529-5593

Quote #: q7364

Quote Date: 3/29/2023

Sales Rep: BOB

Terms: Due on receipt

Description	Quantity	Price	Amount
Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.	1	\$3,500.00	\$3,500.00
Seal all unused openings in chimney. Their is an opening on 1st floor in living room.			
Plug, cap and/or remove all disconnected gas lines.			
Provide heat in every habitable room and bathrooms.			
Conduct witnessed pressure test on gas piping system and check for leaks.			
Repair or replace electric baseboard heat and covers as needed. This will require an electrical permit.			
Provide for heat in basement area.			
Verify that the A/C system (mini-split) is operable. if not, repair or remove and seal all openings.			
Mechanical permits are required for the above work.			
Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half which must be openable or provide exhaust system vented to the outside. A mechanical ventilation permit is required if an exhaust system is installed			

1 year labor warranty. Parts or equipment per manufacturers warranty. Prices quoted good for 60 days.

Verbal agreements are not binding. All additional work and agreements must be in writing. All orders accepted by us with the understanding we are not liable for causes beyond our control. Any person or company supplying labor or materials for this improvement may file a lien against your property if that person or company is not paid for their contributions. You have the right to pay person who supplied labor or materials for this improvement directly and deduct this amount from our contract price or withhold amounts due unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement.

Please sign and return proposal. If you select an upgrade or option, please note that on the returned signed proposal. Work will only be scheduled after a signed proposal is received.



Binder Heating & Air Conditioning Inc
222 Hardman Ave N
South St Paul, MN 55075

Phone: (651) 457-8781
Fax: (651) 457-7116
service@binderheating.com
www.binderheating.com

Total: \$3,500.00

Authorization

I hereby authorize Binder Heating & Air Conditioning to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.

Hansen Plumbing

Estimate No: 222
Date: 03/29/2023
For: Rashad Kennedy
Rashad@g2gproperties.com
46 Front Ave
St Paul, MN, 55117-4933
651-5295593

Estimate

32239 Teal Ave Shafer Mn 55074
jeffhansenplumbing@gmail.com
6514709708

Description	Quantity	Rate	Amount
	1	\$8,000.00	\$8,000.00
1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.			
2. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.			
3. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.			
4. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.			
5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.			
6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.			
7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.			
8. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.			
9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.			
10. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.			
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.			
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.			
13. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.			
14.Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.			
15. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.			
16.First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.			
17.First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.			
18.First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.			
19. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.			
20. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.			
21.First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.			
22.First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.			
23. All the above corrections to waste, vent, water, and gas			

Subtotal	\$8,000.00
TAX 0%	\$0.00
Total	\$8,000.00

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