

WORK PLAN - BREAKDOWN COST OF REHABILITATION

(To be done in accordance with the Code Compliance Inspection Report)

Address:

1673 Cottage

Total Project Cost:

\$ 51,457.00

Note: (Code Enforcement Officers estimate the cost to repair this structure is \$ _____ to \$ _____).

Broker's Scope of Repair / Contractor Bid

Fannie Mae REO No. C111KG8 Fannie Mae Loan #: 1702707941 County: _____

Property Address, City, State, Zip 1673 Cottage Ave E, St. Paul, MN 55106

Contractor Name: Britannia Development Broker Name: _____

Contractor Off. Phone: 952-241-4571 Vendor ID: tr141898x Agent Phone: _____ Broker ID: _____

Contractor Cell Phone: _____ Map Guide: _____

Est. Days to Complete: _____ Approx. Sq. Footage: 1400 Bedrooms: _____ Baths: _____

Lock Box Combination: 7941

Utilities on (Yes / No): Electricity y Water y Gas y

1. APPLIANCES

	<u>Materials</u>	<u>Labor Only</u>	
1. Dishwasher	White	Install	
2. Disposal			
3. Range	White - gas	Install	
4. Vent Hood	Microhood - white	Install	
5. Oven			
6. Other			
		Sub-Total	APPLIANCES
			\$ 110.00

2. CARPENTRY

1. Cabinets, Hardware	Install 15 LF of base and 15 LF of wall cabinets	\$ 2,400.00
	Install 2 LF of vanity complete at main level	\$ 250.00
	Install 30" vanity and top at lower level	\$ 275.00
2. Counter Tops	Install 15 LF of formica kitchen counter	\$ 600.00
	Install 10 LF of handrail to lower level	\$ 125.00
3. Interior Doors, Hardware, Trim	Install 250 LF of baseboard (oak) at main level	\$ 750.00
	Install 250 LF of door/window casing (oak) - main level	\$ 750.00
4. Windows, Screens	Install 7 interior doors/jambs (oak) - main level	\$ 770.00
	Install 4 bifold doors (oak) - main level	\$ 500.00
	Replace 16 windows @ \$325/window	\$ 5,200.00
	Install new molding at exterior windows	\$ 380.00
5. Exterior Doors, Hardware	Install 7 interior locksets - main level	\$ 224.00
	Replace garage man door	\$ 410.00
	Install 3 interior doors at lower level (oak)	\$ 330.00
6. Exterior Trim, Siding	Install 3 bifold doors (oak) at lower level	\$ 375.00
	Install 150 LF of baseboard at lower level (oak)	\$ 450.00
7. Fence Repair/Replace	Install 10 LF of closet shelf/pole at lower level	\$ 120.00
	Install 3 interior locksets at lower level	\$ 96.00
8. Garage Doors	Install 120 LF of door/window casing at lower level	\$ 360.00
9. Other	Install 300 SF of R13 insulation at exterior walls	\$ 450.00
	Install 20 LF of closet shelf/pole	\$ 175.00
		Sub-Total
		CARPENTRY
		\$ 14,990.00

3. ENVIRONMENTAL

Sub-Total		ENVIRONMENTAL
		\$ -

4. FLOORING

1. Carpet Replace		
	yards @ \$/yd	
2. Vinyl Replace		
	yards @ \$/yd	
3. Subfloor	Install subfloor - 110 SF at kitchen	\$ 330.00
4. Toilet R/R		
4. Other		

	Refinish hardwood floor - 660 SF		\$	1,650.00
		Sub-Total		FLOORING
			\$	1,980.00
5. PAINT				
1. Interior	Paint interior - 2 tone - main level		\$	1,440.00
	Paint interior - 2 tone - lower level - 500 SF		\$	800.00
2. Interior cabinets	Stain all new doors and trim at lower level		\$	500.00
3. Exterior Trim Only				
	Paint exterior of garage		\$	950.00
4. Exterior Total	Paint exterior of house		\$	2,800.00
	EPA lead test		\$	170.00
5. Wallpaper, Sheetrock, Mirrors	Replace 1080 SF of drywall to match existing plaster walls at main level		\$	3,240.00
	Skim coat all walls smooth at main level		\$	1,600.00
	Replace 1500 SF of wall drywall, 500 SF of ceiling drywall, tape & texture - LL		\$	4,500.00
6. Other	Stain all new doors and trim at main level		\$	700.00
		Sub-Total		PAINT
			\$	16,700.00
		Sub-Total (FOR ITEMS 1 to 5)	\$	33,780.00

Broker's Scope of Repair / Contractor Bid

REO #:

Property Address

Sub-Total (FOR ITEMS 1 to 5)

\$ 33,780.00

6. STRUCTURAL

ELECTRICAL

1. Breaker, Wiring,	Repair all wiring to code per city report	\$ 850.00
	Replace 10 switches, 15 outlets and 2 GFI outlets in lower level	\$ 306.00
2. Fixture Repair/Replace	Replace 4 switches, 6 outlets and 2 GFIs at main level	\$ 156.00
3. Outlets, Switches, Cover plate	Install 3 interior light fixtures at lower level	\$ 150.00
4. Other		
Sub-Total		ELECTRICAL
		\$ 1,462.00

HEAT & AIR

1. Condenser, Repair/Replace	Replace AC unit	\$ 2,935.00
2. Furnace, Repair/Replace	Replace furnace - 80%	\$ 2,760.00
3. Thermostat, Replace		
4. Other	Install 12 HVAC covers at main level	\$ 150.00
	Install 5 HVAC covers at lower level	\$ 60.00
Sub-Total		HEAT / AIR
		\$ 5,905.00

PLUMBING

1. Water Heater,	Replace 40 gallon water heater	\$ 600.00
	Replumb drain lines to code	\$ 675.00
2. Interior	Replumb all water lines	\$ 4,200.00
3. Exterior		
4. Faucets	Install kitchen, vanity, tub/shower faucet at main level	\$ 635.00
	Install shower and vanity faucet at lower level	\$ 485.00
5. Sinks/Toilets	Replace toilet at main level	\$ 200.00
	Replace toilet seat at main level	\$ 20.00
6. Showers	Replace toilet and seat at lower level	\$ 220.00
7. Tubs	Install tile tub/shower surround at main level	\$ 950.00
8. Tile/Enclosure	Install shower base and surround at lower level	\$ 950.00
9. Other	Replace all corroded gas valves	\$ 210.00
Sub-Total		PLUMBING
		\$ 9,145.00

POOL

1. Repairs		
2. Other		
Sub-Total		POOL
		\$ -

ROOF

1. Repair Roof Leak		
2. Replacement- Tear-off / Overlay (House)	GLA/SQ's @ / GLA/SQ's	
	(Garage, Porch & extra over hangs)	
3. Decking	GLA/SQ's @ \$/ GLA/SQ's	
4. Other		
Sub-Total		ROOF
		\$ -

STRUCTURE

1. Engineer Inspection		
2. Grading	Grade landscape	\$ 750.00
3. Gutters	Install downspout extensions	\$ 165.00
4. Foundation Piers		
5. Termite Repairs		
6. Other		
Sub-Total		STRUCTURE
		\$ 915.00

7. MAINTENANCE

Sales clean		\$ 250.00
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