

**AFFIDAVIT OF AVAILABLE FUNDS**

Date: Dec 18, 2020

Re: (Property Address) 1013 JAMESON ST.

RECEIVED  
DEC 21 2020  
CITY CLERK

**To Whom It May Concern:**

I, Raymond A. Moore, the undersigned, confirm that the amount of

\$ 82,511.00 (amount) in a (Type of Account) SAVINGS -

LINE OF CREDIT at IDEAL CREDIT UNION (Name of Bank or Financial

Institution) will be dedicated for the repairs identified in the Code Compliance Report for the above-referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

Ray Moore  
Signature

12-21-20  
Date

[Signature]  
Witness Signature


12-21-2020  
Date

# SWORN CONSTRUCTION STATEMENT G

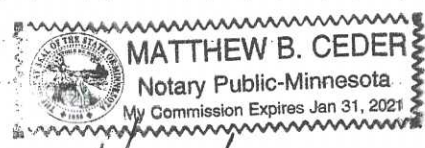
Property Address: 1013 JAMESON ST. St Paul, MN 55103

MHFA Dev. #: \_\_\_\_\_

Item	Laborer, Material Men, Subcontractor	Final Cost	Amount Paid
Electrical	<i>Electric by Design</i>	<i>9000.00</i>	
Plumbing	<i>Candor Companies, Inc.</i>	<i>10000.00</i>	
HVAC	<i>Metro Heating</i>	<i>4000.00</i>	
Permits	Contractor <i>Sullivan Const.</i>	<i>37,235.00</i>	
Repair soffit fascia	Contractor <i>Items 1-738</i>		
Reroof	Contractor <i>Bldg Sect Code Comp report 12-7-20</i>		
_____e	Contractor		
Windows and doors	Contractor		
Ceiling repair	"		
_____	"		
_____	"		
Kitchen Floors	"		
stairwell fireproofing	"		
_____	"		
basement window	"		

*RAYMOND A. MOORE* 

**TOTAL**



*60,235.00* \$

*Mat*  *12/21/2020*



December 16, 2020

Ray Moore  
1181 Marion Street  
Saint Paul, MN 55117-4465

Re: Affidavit of Available Funds  
Property Address: 1013 Jamison Street , Saint Paul MN

I, Scott Ford, Loss Mitigation Manager of Ideal Credit Union, confirm that Ray Moore has \$59,511.57 on deposit with Ideal Credit Union as of December 16<sup>th</sup>, 2020. There is one checking account and two savings accounts where these funds are on deposit in. Ray Moore also has \$23,000 available to him on an open line of credit that he has with us.

All of these funds are available and can be used for the repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete repairs based on the bids and estimates that have been provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Ford", is written over the typed name.

Scott Ford  
Loss Mitigation Manger  
Ideal Credit Union  
[sford@idealcu.com](mailto:sford@idealcu.com)  
651-773-2972









# SULLIVAN CONSTRUCTION CO.

6655 OAKGREEN AVENUE S.  
HASTINGS, MN 55033

(651) 438-8975

## *Estimate*

December 18, 2020

**Project:** Residence  
1013 Jameson Street  
St Paul, MN 55117

**ATTN:** Ray Moore

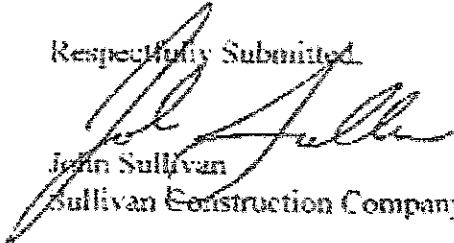
**To Include:** *Code compliance list from city of St Paul dated 12/7/20*

- Permit from The City of St Paul.
- Complete Items 1-38 Building section of the above referenced list.
- All cleanup haul away all debris.

**Total**  
**All Labor and Materials**  
**\$ 37,235.00**

**Excludes:** Electrical, Mechanical, Plumbing.

Respectfully Submitted,

  
John Sullivan  
Sullivan Construction Company, Inc.

I, as owner approve the above listed specifications and authorize Sullivan Construction Company to commence with the work.

Signed (Owner) \_\_\_\_\_ Date \_\_\_\_\_

# **Candor Companies, Inc.**

**1909 73<sup>rd</sup> St.**

**Hugo, MN. 55038**

**Phone: 651-274-5545**

**Fax: 651-699-6958**

December 15, 2020

Contractor for: 1013 Jamenson st St Paul MN

This agreement is made by and between Candor Companies, Inc. and: 1013 Jamenson St St Paul MN (hereinafter "property owner/contractor") upon the following terms and conditions:

Candor Companies, Inc. proposes to perform the following for the property owner at: 1013 Jamenson st St Paul MN

## **We propose the following:**

- Fix all improper water line connections in the basement
- Raise meter to proper height.
- Repipe the Meter with 1" pex to 1<sup>st</sup> major take off
- Install new valves on meter per code compliance
- Install new main cleanout (**contractor to break and patch floor**)
- Repair corroded and possibly leaking lines on the stack in basement
- Pipe the laundry sink to code
- Bring water heater to code (gas and water)
- Install either new shower valve or install proper 1016 and 1017 valves to tub/shower valves
- Bring all gas appliances to code
- Install water pipe to code in 1<sup>st</sup> and second floor bathrooms.
- Bring waste line to code in 2<sup>nd</sup> floor bathroom.

**Bid Total: \$8,500**

## **Heating Option:**

- Install liner (Couldn't verify but if in place reduce bid by \$1600)
- Orset test the boiler (permit and filing included)
- Install hangers as needed on the gas line/boiler mains.
- Bring the make-up air to proper code

**Bid Total: \$2,900**

**Bid includes labor, permit, and material.**

**BID EXCLUDES REMOVAL OF LEAD WASTE IF FOUND AFTER DEMO!!!!**

**Bid excludes all patches to walls, ceilings, floors.**

**Bid Excludes toilets/faucets/trim/appliances/etc.**

**Any unforeseen will be charged at a labor rate of \$100.00 per hour plus material and any additional permit fees.**

Candor Companies, Inc. agrees to perform the work specified above, provided Candor Companies, Inc. receives the acceptance of the bid within 30 days from the date of the bid. The property owner/contractor agrees that any work performed by Candor Companies, Inc. that is not specified in the above proposal will be charged on a time and material basis.

Property owner/contractor will pay Candor Companies, Inc. as follows: Total due 30 days from invoice date. If Candor Companies, Inc. has to stop work due to the property owners'/contractor's construction schedule, the property owner will pay Candor Companies, Inc. on a percentage basis for the work performed to the date of the stop with 30 days of such stop. Candor Companies, Inc. will not continue work if payment is not received for the amount due as a result of a stoppage of work. If the property owner/contractor does not pay Candor Companies, Inc. for any amount due and outstanding, Candor Companies, Inc. may take legal action against the property owner/contractor for payment.

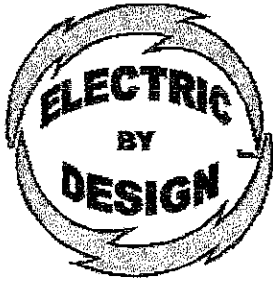
Candor Companies, Inc. guarantees all of the labor and materials used in the installation for a period of one year from the date of installation. Candor Companies, Inc. is not responsible for any damages caused by leakage during the guarantee period. Warranty work will take place during regular business hours only. Candor Companies, Inc. shall not be held liable for any contingencies occasioned by strikes, fire, weather, the acts of other contractors or any other cause beyond our control.

Your signature below indicates your acceptance of the terms of this agreement.

Respectfully Submitted,

\_\_\_\_\_  
Candor Companies, Inc.

\_\_\_\_\_  
Date



# Electric By Design Inc.

## ELECTRICAL PROPOSAL

**Proposal Submitted To:**

Ray Moore  
651-503-7449  
Po Box 270422  
St. Paul, MN 55127  
frogtnusa@aol.com

**Date:** 12-16-2020

**Job at:**

1013 Jameson Ave  
St. Paul, MN

1 of 2

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Electric By Design proposes to install the work as follows, including permit:

**Service:**

Label panel in basement  
Install Arc/GFCI breakers as needed

**Kitchen:**

Wire two appliance circuits for above counter GFCI/ Arc fault protected receptacles.  
Wire for refrigerator.  
Replace kitchen light with new led type  
Replace receptacles as needed

**Living Room:**

Replace ceiling Light with new led type  
Wire and install CO/Smoke detector  
Replace receptacles with new

**Bathroom:**

Wire and install 20 amp GFCI receptacle

**Bedroom:**

Replace ceiling light with new led type  
Wire and install one smoke detector

**Bedroom:**

Replace ceiling light with new led type  
Wire and install one smoke detector

**Basement:**

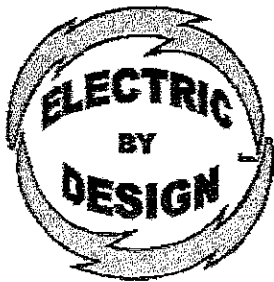
Properly strap and install covers on open junction boxes

Dan Leibel 651-245-8307

*[Signature]*

105 Twin Lake Blvd. Little Canada, MN 55127  
Licensed, Bonded, Insured





# Electric By Design Inc.

2 of 2

**Laundry:**

Install or verify 20 amp circuit with ARC/GFCI protection

**Furnace:**

Verify on its own circuit and correctly wired

**General:**

Receptacles: Correct polarity and replace with new

Trouble shoot lights not working

All receptacles in all rooms to code with arc fault protection

\*Patching and/or repair is usually not needed, but if needed must be completed by others.

**All for the sum of : \$6,500.00**

**50% Due at signing of the proposal and remainder due at completion of electrical.**

*Notice is hereby given that under Minnesota Law.*

*a) "Any person or company supplying labor or materials for this improvement to your property may file for a lien against your property if that person or company is not paid for the contributions.*

*b) You have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied and labor or Minnesota Statutes 514.011."*

*It is understood that there will be additional charges for labor and material for alterations or deviations from the above agreed terms of the contract. It is understood that Electric By Design Inc. cannot be responsible for things beyond its control like strikes, accidents, or conditions of the building or ground that are immediately visible. Unusual code compliance requirements, cost or removing pre-existing wiring or fixtures, or the repair or modification of materials supplied by the homeowner, will be charged over and above the estimate. The owner affirms that he/she has fire and loss insurance on the property. A service charge of 1.5% per month will be imposed on all invoices not paid within ten days of the due date. The property owner also agrees to pay all costs of collection, including attorney fees. Nonpayment of the contracted amount also voids the warranty of the contractor. Damages assessed against the contractor shall be limited to the repair or replacement of the defective labor or material and shall not include consequential damages. Contract makes no warranty expressed or implied. Any dispute arising out of this contract in which the damages claimed are over \$7,500.00 shall not be submitted to binding Arbitration.*

**I accept the offer and authorize the work:**

**Date** \_\_\_\_\_

**Customer Signature** \_\_\_\_\_

**Authorized Signature** \_\_\_\_\_

Dan Leibel 651-245-8307

*Electric By Design Inc.*

105 Twin Lake Blvd. Little Canada, MN 55127

Licensed, Bonded, Insured



Plumbing • Heating • Air Conditioning

Metro Heating & Cooling, LLC  
1220 Cope Avenue East, Maplewood, Minnesota 55109  
(651) 294-7798

**BILL TO**  
Ray Moore  
Po Box #270422  
Saint Paul, MN 55127 USA

<b>ESTIMATE</b> 41037229	<b>ESTIMATE DATE</b> Dec 17, 2020
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**JOB ADDRESS**  
Ray Moore  
1013 North Jameson Street  
Saint Paul, MN 55103 USA

Job: 156064

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Code Compliance: Orsat (FSI) boiler and check for proper operation of unit, cap and insulate existing dryer vent in basement, install proper j-trap on existing fresh air intake, provide support for gas lines to code, remove unused gas lines and cap back at main for dryer in basement, main floor stove and 2nd floor stove gas piping, install metal tag indicating expansion valve must remain open, support supply/return hydronic piping to code, includes misc labor, materials, and permits for work.	1.00	\$780.00	\$780.00
2	Drain existing boiler as needed, remove radiator valve and dispose of, install new radiator valve, refill system, bleed system, start up and test. PRICE IS FOR 1ST RADIATOR VALVE ONLY- EACH ADDITIONAL VALVE IS \$450	1.00	\$900.00	\$900.00
3	MAIN FLOOR BATHROOM HEAT: Install new cast iron baseboard in main floor bathroom with proper hydronic piping connected to boiler, includes misc labor and materials for work. **PRICE BASED ON DOING AT SAME TIME AS RADIATOR VALVES**	1.00	\$1,050.00	\$1,050.00

SUB-TOTAL \$2,730.00

TOTAL DUE \$2,730.00

BALANCE DUE \$2,730.00

**CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to code. Any alteration or deviation from above specifications involving extra costs will be executed upon written or verbal

orders. All agreements contingent upon delays beyond our control. Owner to carry "all risk" fire and hazard property insurance. Our workers are fully covered by Workers Compensation insurance. Any past due amounts owed by customer shall accrue interest at the rate of 8% per annum and the customer shall be liable for all costs of collection, including court costs and attorney fees. By signing below, the above prices, specifications, conditions and payment terms are satisfactory and are hereby accepted. 50% due before work commences. Invoices NET 30

Sign here

Date