

Vang, Mai (CI-StPaul)

From: Brian Stites <Brian@talbotrealtyinc.com>
Sent: Monday, December 09, 2013 4:28 PM
To: Vang, Mai (CI-StPaul)
Subject: RE: 444 Beacon Ave.Stites Ltr R-R Ltr 11-26-13
Attachments: 444 Beacon Ave St. Paul 120913.pdf

Mai,

Thanks for speaking with me today. Please see the attached info.

1. I hope to have more information on posting the performance bond tomorrow Dec 10th. Bond will be posted but the logistics have not been worked out yet.

2. Here is Freddie Mac's version of letter indicating their intentions: See below for e-mail

Thank you for managing a HomeSteps home. This HomeSteps home has been selected for our Repair Then List program. Before you submit bids, ensure the following items have been completed:

- Turn the utilities on in your company name.
- Have HVAC SERVICED **DO NOT HAVE INSPECTED, SERVICE ONLY** (Approved up to \$250 and billed as Boiler/Furnace/HVAC Maintenance)
- GC to complete full review of Roof to determine remaining useful life. (NO ROOF INSPECTIONS, JUST AN ASSESSMENT FROM THE GC BIDDING THE JOB)
- Complete inspections listed below

INSPECTIONS:

Inspections Needed (CONTACT SALES SPECIALIST IF ADDITIONAL INSPECTIONS SHOULD BE ORDERED THAT ARE NOT LISTED BELOW):

N/A

REPAIR BIDS:

Please note the repair bid(s) should not be ordered from the contractor until the inspection(s) have been received and the contractor has reviewed the inspection report(s).

- Use HomeSteps network contractors if available in your area
- IF NOT IN A UNIT PRICING AREA AND BID IS OVER \$10K, PLEASE OBTAIN 2 TOTAL BIDS BEFORE SUBMITTING IN HSC

Items that must be included in the bidding process (CONTACT SALES SPECIALIST IF ADDITIONAL REPAIRS SHOULD BE ADDED THAT ARE NOT LISTED BELOW):

- COMPLETE REHAB WITH THE CODE COMPLIANCE REPORT
- UPLOAD PHOTOS TO THE REPAIR BID IN HSC

Thanks,

Casey Forbush
Sales Specialist
Green River Capital

3. Vacant Building Fee has been paid.

4. See attached bid that has been obtained to complete all items on the CC report and to renovate the home.

5. Property is being maintained.

Please let me know if you need anything further from me. I will be in touch with you tomorrow regarding the bond.

Brian Stites

TALBOT REALTY
Broker/Owner - GRI
651.214.9948 (Cell)
651.458.9350 (Office)
651.967.0485 (Fax)

brian@TalbotRealtyinc.com
www.TalbotRealtyInc.com

P.S. It's my intention to continue building lifelong relationships one client at a time and remain your personal real estate consultant for life. If you know of a friend, coworker or family member who has a real estate need, be sure to contact me. Your personal referrals are the greatest compliment I can receive.



From: Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]
Sent: Wednesday, November 27, 2013 8:03 AM
To: Brian Stites
Cc: Magner, Steve (CI-StPaul); Boulware, Christine (CI-StPaul); Spong, Amy (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul)
Subject: 444 Beacon Ave.Stites Ltr R-R Ltr 11-26-13

Hello Mr. Stites,

Attached please find a letter in the above matter.

 **Mai Vang**
Legislative Hearing Coordinator
City Council Offices
15 W. Kellogg Blvd, Ste. 310
Saint Paul, MN 55102

Direct: 651-266-8563
Appeals Line: 651-266-8585
mai.vang@ci.stpaul.mn.us





HomeSteps[®]

Freddie Mac Homes

Broker Inspection/Contractor Bid Form

(Form 3.3 / 3 Pages)

Brokers - Use this form to mark recommended repair items. Give the form to at least two (2) "general contractors from which to bid. Check "Yes" if the repair is needed for financing.

Contractors - Bid on the scope of work as determined by the broker or field rep. Communicate any oversights to the broker for consideration. All materials, equipment, appliances, etc. must be new. Obtain permits as required.

Vendor: Heritage Construction Companies, LLC
 Phone: 763-633-4080
 Address: 13422 Business Center Drive, Suite 2
 City: Elk River
 State/Zip: MN, 55330
 Freddie Mac Supplier #: 1038434
 Name: Andy Christensen
 Pager: _____
 Cell: 763-238-1684
 Tax ID #: 83-0463441

Asset #: _____
 Property Address: 444 Beacon Ave
St. Paul, MN
 Listing Broker: Brian Stites
 Broker Phone: (651) 214-9948
 Utilities On? Rekeyed? Trashed out? Yes

HomeSteps, 5000 Plano Parkway, Carrollton, TX 75010

1) Flooring

Flooring Replacement: Bid neutral colors (gray or beige). List flooring removal and prep separately under "other" in this section. Always replace doorstops and shoe molding.

(A) Carpet:

1. Carpet Replace	SqFt: <u>0.00</u>	List Yardage: <u>0.00</u>	Price/Yard Installed: <u>#DIV/0!</u>	\$ -
2. Carpet Pad	SqFt: <u>0.00</u>	List Yardage: <u>0.00</u>	Price/Yard Installed: <u>#DIV/0!</u>	\$ -
3. Carpet Cleaning (clean)	Does not include stretching			\$ -
4. Carpet Repair (describe)				\$ -
5. Other	Refinish main floor and upper hardwood 1220 sqft, fix boards in bedroom where lifting, replace black baords in kitchen refinish wood steps to 2nd floor			\$ 4,206.15
Total Carpet: (Category 204000)				\$ 4,206.15

(B) Vinyl / Other Flooring:

1. Vinyl Replace	SqFt: <u>0.00</u>	List Yardage: <u>0.00</u>	Price/Yard Installed: <u>#DIV/0!</u>	\$ -
2. Vinyl Repair (describe):				\$ -
3. Other Flooring Repair/Replace:				\$ -
4. Subfloor Repair/Replace (See Termite Report, if available):				\$ -
5. Other:	Install ceramic tile in upper bath			\$ 1,696.50
Total Vinyl/Other: (Category 20400)				\$ 1,696.50

2) Wallpaper/Sheetrock/Mirrors

Drywall repair to match existing finish. Wallpaper removal price includes re-texture. Bid here, not in paint bid. Bid to replace missing or broken mirrors.

1. Drywall Repair/Replace:	Repair 202 sqft drywall/plaster throughout house, replace missing drywall on 3rd floor and finish already hung drywall on 3rd floor Scrape and respray 662 sqft damaged popcorn ceiling texture in ML living room, UL bedroom and UL hall and kitchen, Remove 100 sqft of drywall from ceiling in basement			\$ 2,433.37
2. Wallpaper Removal:	Remove 626 sqft wallpaper			\$ 732.42
3. Mirrors (Medicine Cabinets):	Replace 30" medicine cabinet in UL bath			\$ 169.65
4. Other (Describe):	Skim coat basement walls and exterior foundation block as needed where peeling and cracked			\$ 1,170.00
Total Wallpaper/Sheetrock/Mirrors: (Category 206092)				\$ 4,505.44

3) Paint

Interior: Use one neutral color, medium grade paint or better, enamel on kitchen and bath walls. Remove hooks and nails. Place window coverings in attic. Exterior: Use semi-gloss latex. Check HOA rules. Includes switch plates as needed.

(A) Interior Paint (See Section 2 for prep items)

1. Complete Interior (all previously painted services):	Basement, ML and UL does not include 3rd floor	2209 sqft	\$ 4,307.55
2. Walls Only:			\$ -
3. Doors, Trim, Cabinets Only:	Paint 196 lf trim/casing that was previously painted		\$ 229.32
4. Ceilings Only:			\$ -
5. Other (describe):			\$ -
Total Interior Paint: (Category 201000)			\$ 4,536.87

(B) Exterior Paint:

1. Complete Exterior (all previously painted surfaces):			\$ -
2. Doors (Includes garage doors) & Trim Only (including eaves):			\$ -
3. Siding Only:			\$ -
4. Decks:	Paint 140 sqft deck floors and 39 lf deck railings		\$ 450.57
5. Other (describe):			\$ -

Total Exterior Paint: (Category 202000)	\$ 450.57
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4) Appliances

Replacement: Bid to include installation and disposal. Bid only builder grade, unless instructed otherwise. State brand, style and size. State reason for replacement (missing, inoperable, aged). Repair: Describe repair needed.				
1. Range/Cook-Top/Oven:	Repair _____	Replace _____	Brand/Style/Size _____	Amana/AER5330BAW/Stainless/Gas \$ 775.00
2. Vent Hood:	Repair _____	Replace _____	Brand/Style/Size _____	\$ -
3. Disposal (1/3 HP):	Repair _____	Replace _____	Brand/Style/Size _____	\$ -
4. Dishwasher:	Repair _____	Replace _____	Brand/Style/Size _____	Amana/ADB1400PYW/Stainless Steel \$ 575.00
5. Water Heater(s):	Repair _____	Replace _____	Brand/Style/Size _____	\$ -
6. Refrigerator	Repair _____	Replace _____	Brand/Style/Size _____	\$ -
7. Other (Describe):				\$ -
Total Appliances: (Category 205000)				\$ 1,350.00

5) Electrical

Address illegal splicing, missing wires, etc. Specify if fixtures are inoperable or missing and give number of fixtures to replace (prices include new bulbs and globes).	
1. Breaker or Wiring:	Bond water meter from panel and install jumper, label panel directory, ground kitchen and bath lights, unhook wire from panel pull to upper level sleeve and rehook up to panel, install sleeves in upper level on all devices and cut wood and make all flush, tack wires in upper level stairway area \$ 742.95
2. Fixture Repair	Quantity _____ Install 3 flush mount lights 3 bedrooms upper level, install new vanity light upper level, install light in upper hall \$ 351.00
3. Outlets & Switches	Install gfcis in kitchen, upper bath and laundry, replace all painted and mismatched devices throughout house, check all outlets for grounds and reverse polarities \$ 789.75
4. Globes	Quantity _____ \$ -
5. Smoke Detectors	Quantity _____ Blank hardwired smoke co in kitchen and fish to other side of wall in dining, fish in hardwired smoke co in basement, install hardwired smoke co in upper hall \$ 473.85
6. Other (Describe):	Feed garage to code wire garage to minimum code with garage door opener, disconnect old hot tub box from panel and eliminate, permit feels, install box and outlet for dishwasher, install nm connectors in panel \$ 1,462.50
Total Electrical: (Category 206003)	
\$ 3,820.05	

6) Heating / Air

For replacement: Specify size (tons/BTU's) and type. Repair if possible. Always change filters after painting.	
1. Condenser	Repair _____ Replace _____ \$ -
2. Furnace	Repair _____ Replace _____ \$ -
3. Thermostat:	Repair _____ Replace _____ \$ -
4. Duct Work/Grills:	\$ -
5. Service Call report required/change filters:	\$ -
6. Other (Describe):	Install new 1-1/4" balance valves on radiators install new isolation valves on boiler lines install new 9D backflow preventor on boiler fill line Air test hot water system, drain and refill boiler, permits \$ 2,665.26
Total Heating / Air: (Category 203000)	
\$ 2,665.26	

7) Plumbing

Specify type of repair or replacement and give location. Address all supply or draining line repairs, valve boxes, sewer clean outs and stopped up/leaking lines. If new shower pan, bid new drain piping. Notify broker of any emergencies.	
1. Interior Pipes:	Repair _____ Replace _____ \$ -
2. Exterior Pipes:	Repair _____ Replace _____ \$ -
3. Faucets (no plastic):	\$ -
4. Sinks, Toilets (seats) replace as needed:	Replace laundry tub and faucet and pipe to code, secure pedestal sink \$ 608.40
5. Shower/Tubs:	Vent and waste lav to code, waste and vent kit sink to code, provide access for shower drain, provide stopper for tub, Replace UL bath tub surround and replace with fiberglass tub surround, install new tub and shower valve \$ 4,106.70
6. Tile Repair/Replace:	Repair _____ Replace _____ \$ -
7. Well/Septic Inspections:	\$ -
8. Septic:	Repair _____ Replace _____ \$ -
9. Well, Pump, Main Line:	\$ -
10. Winterize/Dewinterize:	\$ -
11. Other (Describe):	Install chimney liner, Vent water heater to code and check water heater, Water pipe basement to code, Secure gas piping, repair dryer gas piping to code, replace improper gas fittings, dryer vent to code, add appropriate hangers, Pipe dwv in basement to code, install front clean out to code, install clean out at base of stack, replace floor drain cover and plug, Replace range shut off and whip, Back flow for 2 wall hydrants, permits and inspections \$ 7,610.85
Total Plumbing: (Category 206140)	
\$ 12,325.95	

8) Roofing

Replace: Do not overlay more than one existing roof. Be consistent with neighborhood/Check wit HOA/Verify local requirements. Price includes tear-off and permits. Specify quantity and type of roofing materials. Specify reason for replacement.	
1. Repair Leak(s):	\$ -
2. Replace:	Repair: _____ Replace: <u> x </u> Reroof 10 sq garage, permit \$ 2,925.00

Broker Inspection / Contractor Bid Form4

3. Roof Decking/Sheathing: Repair: _____ Replace: _____
4. Flashing:
5. Roof Certification:
6. Other (Describe):

\$	-
\$	-
\$	-
\$	-
\$	2,925.00

Total Roofing: (Category 200000)

9) Structural

Broker/field rep to recommend structural report, if needed. Bids for major structural repair should be based on the engineer's report. Prices include dirt hauling and clean-up. Specify footage, number of downspouts and splash blocks for gutters.

1. Engineer's Inspection/Report		\$	-
2. Grading:	Provide proper drainage around house to direct water away from foundation of house	\$	1,755.00
3. Gutters:	Install 60 lf gutters on garage and 205 lf gutters on house	\$	1,755.49
4. Foundation Underpin/Mudjack:		\$	-
5. Epoxy, Masonry (chimney repair):		\$	-
6. Wash/Repair Stucco:		\$	-
7. Other (Describe)	Caulk cracks in garage foundation block	\$	175.50
Total Structural: (20600)		\$	3,685.99

10) Carpentry - Interior & Exterior

Provide linear footage for replacement of cabinets / countertops (specify material). Bid all rotten exterior wood (facia, soffit, trim, siding). Bid doors / hardware to match existing and specify number if replacing. Metal garage doors preferred, if replacing.

1. Cabinets/Hardware:	Replace 18 lf cabinets in kitchen *get layout from realtor before installing*	\$	4,738.50
2. Countertops (Neutral color, if replacing):	Install 12 sqft granite countertops *realtor will need to pick out granite*	\$	702.00
3. Interior Doors/Hardware/Trim	Replace nonfunctional interior door knob in UL bedroom, UL bath and front entry Remove surface door bolts so that entry doors are capable of opening from inside, replace exterior entry door lockset including deadbold on basement entry and front entry Replace 406 lf missing/damaged interior baseboard, window casing, and door casing in 3rd floor, UL bedroom UL bath and ML , Replace 103 sqft missing/damaged pine carsiding paneling on 3rd floor Cut down doors in UL bedroom so they function properly	\$	2,620.80
4. Exterior Doors/Hardware/Trim	Replace damaged entry door and frame with prehung steel entry door with glass (back door) allow 3 wks for special order Replace damaged garage service door with exterior door prehung entry door Replace strom door on front entry doors and back entry door Remove exterior side door to basement install framing and sheathing for siding	\$	2,135.25
5. Exterior Trim/Siding:	Reside 12 sq garage and 35 sq house includes proper asbestos removal	\$	19,590.28
6. Garage Doors:	Replace damaged garage door, steel overhead two car, and single car, replace 2 damaged garage door opener with 2 remotes	\$	2,632.50
7. Fence & Gate Repair/Replace (wood only - provide footage):	Replace missing deck flashing at house connection to deck in back yard 12 lf, replace 32 sqft damaged wood lattice on side of front porch	\$	157.95
8. Windows Reglaze/Replace	Quantity _____ Replace 13 glass units and one new combo unit and one storm door combo unit	\$	2,351.70
9. Screens Repair/Replace	Quantity _____ Make 8 new screens and rescreen 9 screens	\$	1,304.55
10. Other	Replace threshold with weatherstripping on exterior fron entry door and basement entry door, replace watherstripping around sides and tops of front and basement and exterior door frames	\$	222.30
Total Carpentry: (Category 206000)		\$	36,455.83

11) Cleaning

Bid initial trash-out, clean and initial yard/pool, if exceeds pre-set limits as stated on start-up instructions. General contractor bid not required for initial clean items. If property is repaired, home is to be detail cleaned, including windows inside and out.

1. Initial Trash Removal (interior & exterior):		\$	-
2. Initial Yard:		\$	-
3. Initial Interior:		\$	-
4. Initial Pool:		\$	-
5. Final Sales Clean (after repairs):		\$	-
6. Other (Describe):	Remove all visible asbestos related pipe insulation and packing around the drip-t	\$	3,082.95
Total Cleaning: (Category 092006)		\$	3,082.95

12) Other Repairs

Use this section to bid repair items not previously categorized (termite repairs, boarding, etc.) Termite repairs bid and itemized per inspection report.

1. Add framing members to areas that are over-spanned or over-spaced on 3rd floor 20 lf Seal chases in basement sealing with insulation 130 sqft, air-seal and insulate attic/access door to 3rd floor, 30 sqft	\$	585.00
2. Install address numbers so they are visible from alley side of garage, remove and dispose of washing machine in basement	\$	112.32
3. Replace 16 lf graspable handrail per code on stairs to basement, replace missing framing guardrail per code on stairs to basement 18 lf	\$	397.80
4. Building permit	\$	2,340.00
5. Cover water meter pit with decay resistant, screw down cover	\$	93.60
Total Other Repairs:		\$ 3,528.72
GRAND TOTAL FOR ALL REPAIRS: (Please double-check your addition.)		\$ 85,235.27

Broker Inspection / Contractor Bid Form6

Bid Date: 12/9/2013

Contractor Signature: *Andy Christensen*

***Each line item should include contractor overhead and profit in case only partial repairs are approved.