



Outdoor Living Solutions

18810 Dunbury Ave.

Farmington, MN 55024

David Johnson

(612) 366-2135

House of Dreams LLC

Dale Savasten

1457 3rd St. E

St. Paul, MN 55164

(612) 366-3734 D

Wall Proposal

Demo

Versa-Lok wall take down

60.5 Sq. Ft. @ \$10 per	\$605.00
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Concrete cinder block walls removal/ disposal

286 Sq. Ft @ \$15 per	\$4,290.00
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Build

Reclaimed Versa-Lok wall

60.5 Sq. Ft. @ \$15 per	\$907.50
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Cap 18 Ln. Ft @ \$5 per	\$90.00
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New Versa-Lok Standard (natural)

309 Sq. Ft @ \$32 per	\$9,888.00
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Cap 73 Ln. Ft. @ \$13 per	\$949.00
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Black Dirt

2 Yards @ \$120 per	\$240.00
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Sod

288 Sq. Ft. @ \$1.50 per	\$432.00
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Proposal Total**\$17,401.50**

Karpe Mechanical LLC

49 Battle Creek Pl
Saint Paul, MN 55119 US
+1 6512742220
karpemechanical@gmail.com



INVOICE

BILL TO
Dale Savasten
1457 Third St E
Saint Paul, MN 55106

INVOICE 1073
DATE 04/18/2023
TERMS Due on Install
DUE DATE 05/15/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Furnace & A/C	80% Furnace, 13 Seer 2 Ton AC	1	9,200.00	9,200.00
	Ductwork	New Ductwork for entire house	1	6,200.00	6,200.00
SUBTOTAL					15,400.00
TAX					0.00
TOTAL					15,400.00
BALANCE DUE					\$15,400.00

Retro Electric

651-212-3374
retroelect@gmail.com
www.retroelectricmn.com



Estimate

ADDRESS
Savasten, Dale

ESTIMATE
DATE

2092
04/19/2023

SERVICE	DESCRIPTION	AMOUNT
Project	1457 3rd St E Saint Paul Mn Investigation of house and demo old wiring and make safe. And rewire house to code. This is for 24hrs of labor. Material would be extra.	2,400.00

License # EA787423	SUBTOTAL	2,400.00
	TAX	0.00
	TOTAL	\$2,400.00

Accepted By

Accepted Date

Boldt Electric Inc.

1872 Cedar Ave
 White Bear Lake, MN 55110 US
 (651) 261-9368
 boldtelectricinc@gmail.com
 www.boldtelectricinc.com

**Estimate****ADDRESS**

Dale Savasten
 1457 3rd St E
 St Paul, MN 55106

SHIP TO

Dale Savasten
 1457 3rd St E
 St Paul, MN 55106

ESTIMATE

1099
 DATE 10/08/2022

DATE	ITEMS	ITEMS	QTY	AMOUNT
	Electrical Permit	Pulling permits and inspections for job	1	250.00
	Labor and Material	Sub Panel: Install new 30 space sub panel next to existing panel.	1	23,150.00
		Kitchen: Trace out existing circuits in kitchen. Pull 3 new circuits for counter tops, microwave and dishwasher/disposal. Replace all receptacles, switches and wall plates. Install switch for disposal in counter top back splash. Install GFCI protection for counter top receptacles. Install AFCI breakers on new circuits. Install dual function receptacle where required. Inspect all existing wiring for switches, receptacles. Inspect all lights for proper installation. Ensure proper grounding at each device.		
		Main floor entrance, hall and living room: Replace all switches, receptacles and wall plates. Ensure proper grounding at each device. Install dual function devices as needed. Check all lights and ensure proper installation.		
		Main floor bathroom: Install new GFCI, replace all switches and wall plates. Inspect vanity light and ensure proper		

installation.
Ensure proper grounding at all devices.

Main floor bedroom 1, 2 and 3:
Replace all receptacles, switches and wall plates.
Inspect all lights for proper installation.
Ensure proper grounding at all devices.
Install dual function receptacles as required.

Side door entrance:
Change out all switches and wall plates.
Ensure proper grounding at each device.
Inspect lights to ensure proper installation.
Install proper wiring for 3 way switch.
Install landing light at basement level.

Service/main panel:
Strap all conduit properly.
Install 2 ground rods and intersystem bonding bar at meter enclosure.
Install #6 solid bonding wire from ground rods through intersystem bonding bar into main panel.
Install whole house surge protector.
Install tandem breakers to make room for surge protector circuit.
Install #6 solid water bond from main panel to water meter.
Strap all low voltage wiring properly.

AC Unit:
Install new circuit for ac.
Install 2 pole GFCI breaker.
Install new AC disconnect
Install 20 amp outdoor circuit for weather-proof receptacle.

Install 4 new basement circuits for general purpose receptacles and lighting.

Basement room and water heater.
Install new receptacles required in wall space.
Install 2 can lights in room with single switch.
Install switch/receptacle combo and keyless fixture in crawl space under stairs.
Redo water heater circuit due to improper installation.
Install large junction box with cover to change over to flexible metal conduit.

Install proper wire for water heater size.
Install 2 pole GFCI breaker to water heater spec.

Basement entrance:
Install 4 can lights for entrance.
Install required receptacles for wall space.
Install 3 way switch at bottom of stairs and entrance to basement to control lights.

Basement living room:
Install 6 can lights with single switch.
Install required receptacles for wall space.
Install 2 can lights at kitchenette area. with single switch.

Basement bathroom:
Install 20 amp dedicated circuit for bathroom receptacle.
Install vanity light and can light.
Install whip for bathroom fan.

Laundry room and furnace:
Install 20 amp dedicated laundry circuit with AFCI breaker.
Install 2 keyless fixtures for laundry room with single switch.
Install 15 amp dedicated circuit for furnace with switch/receptacle combo with dual function circuit breaker.
Install 2 keyless fixtures for furnace room with single switch.

Garage:
Install dedicated 20 amp circuit for garage.
Install receptacle with exposed boxes and conduit on each wall.
Install GFCI protection for all receptacles.
Install receptacle for garage door opener.
Install switch for 4 keyless fixtures in by garage door.
Install outdoor light for garage door.

Estimate is based on findings of electrical inspector and my walk through with owner of property.

Estimate includes everything on list given from inspector to bring house up to code.

Includes all items discussed with owner to bring kitchen, living room, bedrooms and bathroom on main floor up to current code.

Basement room, bathroom, living room, furnace and garage have a basic

SUBTOTAL	23,400.00
TAX	0.00

TOTAL	\$23,400.00

lay out since no layout was discussed.

All devices to be tamper resistant.

Accepted By

Accepted Date