



# Estimate

Date	Estimate No.
02/08/16	1876

Lic: 20632023

Tax ID: 94-3446915

<p>Melanie 2227 Beech St St Paul MN</p>
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Description	Quantity	Cost	Total
<p>Scope for general rehab to bring the home to a marketable condition and achieve code compliance:</p> <p>Mold remediation of lower level:            -Remove and discard all building material in lower level including all walls, ceilings and complete bathroom with Hepa filtered air scrubbing.            -Hepa vacuuming, antimicrobial disinfecting of complete lower level.            -Coat complete lower level with antimicrobial mold encapsulant.            -Final air clearance testing for city code compliance showing home is mold free.</p> <p>Framing repairs:            -Leveling of sagging floor joist, properly flash and attach side deck to home, replace rotten framing around front door etc...</p> <p>Exterior minimum repairs:            -Fix Grading around complete home            -Remove roof from side deck            -Rood repairs: chimney flashing and other Mis flashing as needed (roof was snow covered at time of inspection)            -Calk and touch up paint exterior of home as needed            -Paint facia on complete home            -Install new front door (door with side light)</p>		<p>5,984.00</p> <p>875.00</p> <p>4,850.00</p>	<p>5,984.00</p> <p>875.00</p> <p>4,850.00</p>
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Doors and windows (Exterior): -Install new front door (door with side light) -Install new vinyl windows (14 total)		8,950.00	8,950.00
Interior Upper level Bathroom: -Remove and replace vanity, toilet, tile on floor and tub surround -Repair all plumbing to code and install new plumbing fixtures -Refinish tub		2,950.00	2,950.00
Kitchen: -Clean and refinish cabinets -Replace formica counter tops -Install new sink and fixtures -Install new stainless steel appliances (Fridge, range and Microwave)		4,822.00	4,822.00
Trim and interior doors: -Refinish and repair trim as needed -Replace all interior doors -Add graspable handrails to all stairs as needed		2,150.00	2,150.00
Flooring: -Remove and replace all flooring in main level (carpet in living room and bedrooms and sheet vinyl in kitchen area)		2,977.00	2,977.00
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Description	Quantity	Cost	Total
Paint (interior): -Stain blocker prim all walls and ceilings -Paint walls and ceilings (walls up to two colors and ceilings to be bright white) -This includes drywall repair as needed and the removal of wallpaper in 3 rooms		2,900.00	2,900.00
Hardware: -Install new hardware throughout home including Door knobs, Door stops, cabinet hardware, bathroom accessories,		495.00	495.00
Unfinished Drywall areas (Per code compliance): -Install drywall on all exterior walls and fire tape per code -Repair and replace drywall on garage ceiling as needed fire tape per code		1,995.00	1,995.00
Electrical: -Remove and Replace all light fixtures throughout home. -code compliance repairs: 1. Properly wire dishwasher/disposal to current NEC. Ensure cord is an appliance cord 2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC 3. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon		7,250.00	7,250.00
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<p>monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC</p> <p>4. Ensure/Properly wire furnace/AC unit to current NEC.</p> <p>5. Ensure/Install a receptacle for sump pump. Article 400.8, NEC</p> <p>6. Ensure/rewire all electrical associated with NM cables dated after 2002 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)</p> <p>7. 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</p> <p>8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC</p> <p>9. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)</p> <p>10. Ensure/Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC No access in panel</p> <p>11. Electrical Panel -NEC 110.26 Provide access into electrical panel. Panel is covered in areas by the paneling.</p> <p>12. Electrical Panel -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. Note - Main breaker was in the off position in Panel.</p>			
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13. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC			
14. Throughout -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC			
15. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC			
16. Throughout -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			
17. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This will include Basement, garage, and above drop ceiling			
18. Throughout -NEC 410.90 Remove adapters in light fixtures			
19. Throughout -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 All electrical work must be done by a Minnesota-licensed electrical contractor			
Plumbing:		4,900.00	4,900.00
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-Code compliance repairs: 1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code. 2. Basement -Sump Pump/Basket -(MPC 2400 Subp.4) Provide a properly secured cover. 3. Basement -Sump Pump/Basket -(MPC 2440) Run the clear water sump water to the outside of the building. 4. Basement -Sump Pump/Basket -(MPC 2440) Install the correct code complaint materials and piping. 5. Basement -Toilet Facilities -(MPC 0200 P) Install the water piping to code. 6. Basement -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code. 7. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016. 8. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge. 9. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code. 10. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code. 11. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service. 12. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service. 13. Basement -Water Piping -(MPC 1720) Repair or replace			
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<p>all the corroded, broken, or leaking water piping.</p> <p>14. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.</p> <p>15. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.</p> <p>16. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.</p> <p>17. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.</p> <p>18. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.</p> <p>All plumbing must be done by a plumbing contractor licensed in St Paul</p> <p>Heating: -Code compliance repairs:</p> <ol style="list-style-type: none"> <li>1. Lever handle manual building shutoff gas valve must be in an accessible location ahead of the first brach tee</li> <li>2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe</li> <li>3. Vent clothes dryer to code</li> <li>4. Provide support for gas lines to code</li> <li>5. Plug, cap and/or remove all disconnected gas lines</li> </ol>		1,810.00	1,810.00
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<p>6. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. A mechanical ventilation permit will be required for the bath fan.</p> <p>7. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.</p> <p>8. Repair and/or replace heating registers as necessary</p> <p>9. Provide heat in every habitable room and bathrooms</p> <p>10. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.</p> <p>11. Mechanical permits are required for the above work.</p> <p>Options for more and nicer finishings:</p> <p>Lower level: -Finish lower level living areas including; installing drywall on ceiling, finish drywall on walls, paint trim interior doors and carpet. 8,500.00</p> <p>-Install bathroom in lower level (3/4 Bath) including: all new plumbing to code, Demo and pour back of concrete floor, tile, shower, pedestal sink, toilet and drywall. 5,100.00</p>			
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Kitchen: -Remove and replace cabinets -Upgrade to Graniet counter tops 7,500.00  Painting Options: -Enameling of all interior trim (upgrade price) 650.00  -Paining of complete exterior of home 4,500.00			
		<b>Total</b>	<b>\$52,908.00</b>