

Code Compliance Inspection Repair Quote Attachment

Prepared by Beyond-Home Solutions Inc

#BC685709

General Building Repairs- Interior and Exterior

1. Dry out basement and eliminate source of moisture – Basement does not have existing water intrusion or visible seepage at the time of this estimate.
2. Where wall and ceiling covering is removed install full thickness or code specified insulation.
3. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible – throughout property - **\$1400**
4. Provide major clean-up of premises – Trim trees and shrubs for curb appeal, cut grass as needed, remove snow as needed (during repair time-frame only) - **\$2075**
5. Install water-proof enclosure in shower area – Shower doors @ all bathrooms - \$1200ea x (2) = \$2400. R&R fiberglass shower surrounds @ main and upper level bathrooms - \$3995. Line total - **\$6395**.
6. Repair siding, soffit, fascia, trim, etc. as necessary - **\$4900**
7. Provide proper drainage around house to direct water away from foundation of house – Install Drain tile, rain leaders, re-grade around house & garage – 250lf re-grade, 300lf drain tile - \$8550 + re-grade around house/garage for proper run-off = **\$13,950**.
8. Provide proper drainage around house to direct water away from foundation of garage- See #7
9. Provide general rehabilitation of garage – Level garage floor - \$2880, R&R fascia \$1500, roof \$3621.20, repair/replace window trim \$875, paint exterior \$2277. Lead test - \$85. If test is positive for lead, add \$1500 for abatement. Line total - \$12,738.20.
10. Remove new drywall from basement walls and ceiling installed without permit. Drywall dated 4-9-17 by stairs – Demo Basement walls & ceilings (and wall studs), save fixtures if salvageable. Remove basement wiring up to service panel, cap waste, vent, and supply lines at source Remodel basement back to current floor plan and ensure all work is done to current code.
11. Replace broken tile in 1st. floor bathroom – R&R tile - **\$4800**
12. Remove mold, mildew and moldy or water damaged materials – none visible at this time however, we have added a **\$1500** allowance for hidden mold/mildew.
13. 3 bedrooms on 2nd. floor meet code requirements.
14. Replace garage service door and repair overhead door – Replace service and overhead doors - **\$2750**
15. New stairs installed at rear of house for 2nd. floor. Not built to code – Demo and rebuild steps, railings, and upper landing - **\$3995**
16. Roofing on house and garage installed without permit or inspections. Also, not installed per manufacture's recommendations. Remove and replace with all required inspections. See #9 for Garage roof. Remove and replace Rubber/EPDM roofing on house, to include proper flashing, roof vents, drip edge - **\$11,181.76** (also includes the 1.5' strip of asphalt shingles on sides of upper level). Includes **\$1500** allowance for sheathing replacement.
17. New fascia installed on garage without permits – See #9

18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary – Repair/replace trim/wood on exterior side of 30 windows - **\$7500**
19. Provide complete storms and screens, in good repair for all door and window openings – 30 windows and 3 entry doors - **\$16,500**
20. Provide functional hardware at all doors and windows – replace on all - **\$850**
21. Repair or replace damaged doors and frames as necessary, including storm doors – Replace Front door & jamb and both rear entry doors & jambs, broken interior door(s) - **\$4000**. Also see #19
22. Repair walls, ceiling and floors throughout, as necessary – Drywall repair in Living room, R&R kitchen floor tile, backsplash tile, base trim in hallway, carpet @ 1st floor bedroom, baseboard @ 1st floor bedroom, re-carpet stairs to upper level, re-carpet entire upper level - **\$7600**
23. Prepare and paint interior, ceilings, walls, doors and trim - **\$7200** and exterior, house and garage, body, trim, and doors - **\$6995** - Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
24. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner – Basement framing that was installed without a permit will be removed. All new framing will be installed and inspected before insulation and ceiling and/or wallcovering is applied.
25. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner – General Construction permit and plan fee - **\$3575**.

Plumbing Repairs – Included in quote

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code -
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer -
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout -
4. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code -
5. Basement -Lavatory -(MPC 701) Install the waste piping to code -
6. Basement -Sink -(MPC 701) Install the waste piping to code. Bar sink -
7. Basement -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code. Bar sink
8. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping -
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. Basement -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.
11. Basement -Water Heater -(MPC .0100 Q) The water heater must be fired and in service.
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
13. First Floor -Lavatory -(MPC 701) Install the waste piping to code.

14. First Floor -Sink -(MPC 701) Install the waste piping to code.
15. First Floor -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.
16. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
17. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code

Electrical Repairs – Included in quote

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles
4. Properly wire microwave/hood fan above range to current NEC.
5. Ensure/Properly wire furnace(s) to current NEC.
6. Ensure/Properly wire dishwasher/disposal to current NEC.
7. Service Panels/Sub Panels. Wire and ground to current NEC.
8. 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
9. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC
10. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
11. All Electrical Panels -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Basement -Properly wire hot tub to Article 680, current NEC.
13. EXPIRED/CLOSED PERMITS WITHOUT APPROVAL -Permit 2002 227424 had corrections and was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC. Permit 2002 230472 was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC. Permit 2012c046731 was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC
14. House/Garage -Replace electrical service panel/sub panel(s) due to excessive corrosion. Article 110.12 (B), NEC
15. Laundry Room -Meter Socket - This will need to be replaced. Meter socket has been completely painted over.
16. 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
17. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC 18.
- Throughout -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC 19.
- 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

- 20.Throughout -Ensure/Install box extensions on devices mounted in wood paneling/tiled walls. Article 314.20, NEC
- 21.Throughout -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 monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC 22.
- Throughout -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
- 23.Throughout -NEC 314.21 Ensure no gaps around finished electrical boxes
- 24.Throughout -NEC 410.16(A) Ensure all closet fixtures have enclosed fixtures and located in closet to current NEC
- 25.Throughout -NEC 334.15(B) Exposed nonmetallic cable. Install to current NEC. This was also found in kitchen cabinet and closets
- 26.Throughout -NEC 406.5(D) Provide for all receptacles to be flushed to the finished plate.
- 27.Throughout -Exterior/Interior -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
- 28.Throughout/Garage/Exterior -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

HVAC – Included in quote

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. 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.
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service
5. Replace furnace/boiler flue venting to code
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. 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. All kitchen exhaust must be venting to exterior. A

mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

12. 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.

13. Repair and/or replace heating registers as necessary

14. Provide heat in every habitable room and bathrooms

Total for all Code Compliance Report repairs as outlined on the Code Compliance Report = **\$170,000** (includes basement remodel back to existing floor plan) If bid is approved during winter months, there will be additional charges, over and above the Total bid amount, for ground heaters, heating blankets, and other necessary equipment to complete temperature sensitive repairs and/or re-grading of ground for proper water run-off. These charges can be discussed prior to approval. Beyond-Home Solutions Inc will provide the client with the upcharge amount, in writing, prior to beginning the specific repair. The additional amount must be paid before the work can begin.