



# APPLICATION FOR APPEAL

RECEIVED

DEC 21 2011

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

YOUR HEARING Date and Time:
Tuesday, <u>1-3-12</u>
Time <u>11:30</u>
Location of Hearing:
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 394 Clifton St City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Kristin Quinlan Email Kristinrae30@hotmail.com

Phone Numbers: Business 612-782-2991 Residence \_\_\_\_\_ Cell 651-335-1807

Signature: Kristin Quinlan Date: 12/19/11

Name of Owner (if other than Appellant): \_\_\_\_\_

Address (if not Appellant's): \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

## What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

See attached letter and additional documents



CITY OF SAINT PAUL  
 DEPARTMENT OF SAFETY AND INSPECTIONS  
 DIVISION OF CODE ENFORCEMENT  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806

December 15, 2011

10 - 613851

**SUMMARY ABATEMENT ORDER**

361

Yog hais tias koj hais lus Hmoob thiab koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb. Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

Kristin R Quinlan  
 394 Clifton St  
 Saint Paul MN 55102-3402

**As owner or person(s) responsible for: 394 CLIFTON ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

- Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.
- Cut and remove tall grass, weeds and rank plant growth.
- Remove and properly dispose of all animal feces from yard areas.
- IMMEDIATELY secure all buildings which are open to unauthorized entry, including: All accessible doors and windows.**
- Other: This is a registered category II vacant building and must remain vacant until a code compliance certificate has been issued by the City of St. Paul.**

If you do not correct the nuisance or file an appeal before **January 03, 2012**, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$260.00 per hour plus expenses for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times**  
**FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION**

*Issued by: Matt Dornfeld Badge Number 361 Phone Number 651-266-1902*  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Correction Order with your appeal application.

**\*WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

**LAW OFFICE OF MICHAEL C. FLEMING**

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4524 Highway 61  
White Bear Lake, MN 55110

Phone: (651) 429-3323  
Fax: (651) 429-2387

December 7, 2011

Mr. Kevin Knudsen, VP  
CB Burnet  
1991 Ford Parkway  
St. Paul, MN 55116

Mr. Leonard Schwartz  
CB Burnet  
1991 Ford Parkway  
St. Paul, MN 55116

Mr. Peter Donovan  
CB Burnet  
1991 Ford Parkway  
St. Paul, MN 55116

COPY

CB Burnet Corporate  
ATTN: Corporation Counsel  
7550 France Ave. S. #100  
Mpls., 55435

Mr. Marv Karth  
Realty Executives & Executive Title Services, Inc.  
33 Wentworth Ave. E #260  
W. St. Paul, MN 55118

RE: My Client: Kristin R. Quinlan  
Property Address: 394 Clifton Street, St. Paul, MN 55102-3402

To All:

In a letter previously dated October 13, 2011, I placed CB Burnet, Realty Executive Results and Executive Title Services, Inc. on notice of claim by my client Kristin Quinlan regarding the purchase of 394 Clifton Street, St. Paul, MN on August 26, 2011.

Prior to the time this property was conveyed, it had been designated as a Category No. 2 Registered Vacant Building under Chapter 43 of the St. Paul Legislative Code. Pursuant to this Code, a **Category 2 Property cannot be sold without prior permission of the City of St. Paul.** This permission was not obtained prior to this closing. My client now owns a home which cannot be legally occupied!

My client was a first time buyer and unsophisticated with respect to real estate transactions. She was relying on professionals to provide her with the proper advice and guidance, which she did not receive. The status of this building was clearly represented on the first page of the St. Paul Truth-in-Sale of Housing Disclosure Report and proper exercise of due diligence by the listing and selling agents and the title company would have avoided this problem.

Ms. Quinlan did not receive a copy of the Truth in Housing Report. Her agent, Peter Donovan, summarized the TISH report for her and indicated there were no problems. In a separate conversation with me, Peter Donovan indicated that he never received the first page of the TISH report. How can an agent with the years of experience of Mr. Donovan not have requested the full Truth in Housing report?

In addition, it is well known in St. Paul that title companies should check the vacant home register maintained by the City of St. Paul as a matter of due diligence in order to avoid closing on a category 2 vacant home.

There is plenty of blame to go around. It is inconceivable to me that the listing agent, Artemisa Boston was not aware of the fact that this home was a Category 2 vacant home. If she was not aware of the status of this home, it was her duty to do so.

Subsequent to closing, the City of St. Paul became aware of the sale of this home and Ms. Quinlan was notified that occupancy of the home is a violation of the Code and that there would be no occupancy permit issued until such time as all repairs required by a City inspection had been completed. Ms. Quinlan paid the City the necessary fees to have the City inspection completed and deficiencies were found as set forth in a Code Compliance Report dated November 8, 2011. In order to obtain occupancy the deficiencies set forth in the Code Compliance Report must be completed in a manner satisfactory to multiple City inspectors. Ms. Quinlan has found that the St. Paul Code Enforcement Officials view a sale of a Category 2 home as a serious code violation and they are requiring strict compliance with deficiencies in order to issue an Occupancy Permit.

As a result of the strict compliance required by the Code Enforcement Officials, Ms. Quinlan had no choice other than to hire a contractor to review the compliance report with City inspectors and prepare an estimate for the costs necessary to comply. The costs for completing the repairs necessary to satisfy the City is \$12,066.35. In addition, Ms. Quinlan is responsible for the following City fees:

- 1) \$447 for a Code Compliance Inspection;
- 2) \$275 Application Fee;
- 3) \$1250 for a Vacant Building Fee which is now showing as a pending assessment on the property.

As a result, her damages at this point are \$14, 038.35 together with the cost of the Building Permit which will be required to the City which is estimated to be approximately \$275.

Ms. Quinlan does not have the money to complete these repairs. If the repairs are not made, her damages will be significantly higher than the costs set forth in this letter.

She needs to have the right to occupy the home by Christmas!

At this time, Ms. Quinlan is requesting only what is needed to provide her with legal occupancy of this home. If all of the parties had provided proper representation and disclosure, these issues would have been addressed prior to closing or Ms. Quinlan would have had the ability to cancel the Purchase Agreement. Now, she has a mortgage for which she is obligated and substantial expenses which must be paid in order to legally occupy her new home.

Time is of the essence. These repairs must be completed immediately. Demand is hereby made upon all of you to pay the damages set forth before significant additional damages are incurred. If we do not hear from you, we will commence a lawsuit to collect all damages flowing from this unfortunate situation and will also file complaints with all appropriate regulatory agencies.

Given the facts of this transaction, I certainly hope that the parties will understand the importance of an early resolution to this problem.

I am enclosing copies of the following:

- 1) St. Paul Truth-in-Sale of Housing Report;
- 2) City of St. Paul Code Compliance Report dated November 8, 2011;
- 3) Bid of Superior Construction Services, Inc. to correct Code Compliance deficiencies.

Yours truly,

Michael C. Fleming

MCF: kb  
Encl.

City of St. Paul  
Department of Safety and Inspections  
Division of Code Enforcement

12/21/11

Re: Property at 394 Clifton Street, St. Paul, MN 55102

I received an abatement order regarding the above property, with an appeal date of January 3<sup>rd</sup>, however in the fine print it says in order to be in compliance with this order, I need to respond seven days from the date of the letter. If I wait until January 3<sup>rd</sup>, I will be over due with the threat of a criminal citation. According to this, I need to respond by December 22<sup>nd</sup>, which is tomorrow.

I purchased this home on August 26<sup>th</sup>, without the knowledge of the home being in a Category 2 Vacant status. I received notice of this, with a business card taped to my patio door, and a letter in my mailbox on October 6<sup>th</sup>. In the meantime, I had closed on the loan, already made payments on the loan and was under the impression I owned this home. After conferring with Mr. Dornfeld the following morning, October 7<sup>th</sup>, he informed me that I bought this home illegally, and needed to leave the home immediately. The professionals involved, were either crooks, didn't know what they were doing, and my realtor didn't do a very good job. Being a first time home buyer, I was under the impression that the professionals, including my realtor, the selling agent, the title company, and the bank would have covered all the bases before I ever signed the papers to buy my home. Mr. Dornfeld was very vague in explaining the procedures which needed to be done to allow me to live in this home. He only said that none of this was not good, and I needed to have my realtor call him immediately. I apologized to him and told him I did not want to break any laws, and only wanted to fix the problems, as I needed to be able to live in the home with my two children.

I had my realtor call him immediately as per his request. He was willing to give me some time to stay in the home. He told me I needed to clean up the yard, which included junk from the previous owner, cut the grass, which had already been cut, and remove a some of my things that I had on the deck with a tarp, until I could move them into the house. We were repainting and carpeting the entire main level and the upstairs, so I waited to move the items into the house until we had finished these projects.

My dad called him a few days later to let him know that the things he had mentioned were done. His response was, that's good, but what he had meant by giving me time, I could stay until I could make arrangements to move out. She still has to go.

I called the Attorney General's office, Smrls, and the City of St. Paul foreclosure prevention line, and all told me I needed to get legal representation. At that point, I contacted Michael Fleming, and he has been dealing with this situation since. Mr. Dornfeld told him, that as long as he received no further complaints, which in talking with my neighbors, I question that there were complaints in the first place, and kept a low profile, he would let me stay in the home.

In a recent e-mail from the representative of the title company and selling agent involved, my attorney was informed by Marv Karth, that Mr. Dornfeld, in a recent lengthy conversation, that he has many issues with me, including my lack of response, as he says he has left me many messages on my phone, stopped by the home a few times and gets no response from me, which left him no choice, but to send me another letter. This is not true! I have never received one phone call or message from Mr. Dornfeld. The only phone contact I had with him was the morning after receiving the initial letter.

Since then, all contact has been with my realtor, and then attorney. My father had made a few phone calls to Mr. Dornfeld, to clarify the issues we needed to resolve, and spoke with him directly every time, which contradicts his claim that we never responded or contacted him regarding these issues.

Mr. Dornfeld has alluded to the fact that I have never responded when he has come to my home. I work during the day, Monday through Friday, so if he comes during the day, of course I will not be available to talk to him. As far as I know he has never come to my home in the evening, or on the weekend, when I would be available to see him. He has never called to see when I would be at home, so he could come over.

He is again mentioning complaints from neighbors about junk in the yard. There is nothing in my yard, except my two jet skis, on a trailer, tucked against my fence, next to my house, and a patio table and two chairs on my deck. I know of no ordinance which says I cannot have anything on my property. If you check around the block, there are many yards with much more "junk" than I have, as I do not consider my items as junk.

According to Mr. Karth, Mr. Dornfeld has stated he has agreed to give us a little time to get these issues resolved. Again he said he is losing patience with me for lack of response. To that, I respond, I have communicated every step of the way through my realtor, my attorney, and personally going before Marcia Moermond, the legislative hearing officer. I have been in contact with my attorney, who is working with my realtor, the selling agent, and title company, and they have assured me they are working on getting me the funds, which they are responsible for creating this situation, to get this all resolved. Marcia Moermond requested this action and said she will put in a request for the vacant home fee to be radically reduced or waived, based on my pursuing legal action. I have had a licensed contractor, Superior Construction Services, Inc., come in and complete an estimate for the work noted in the City of St. Paul code compliance report, dated 11/8/2011. I have been told that some of the individual contractors have been in contact with the City to clarify things, they questioned, in order to insure everything is done according to the requirement.

In the beginning of this process, we received a copy of the deficiency list that was mailed to the previous owner, Bienvenido J. Pimentel. I went to the DSI office to speak with Mr. Reid Soley to clarify fees and determine what I needed to do next to get the Code of Compliance inspection done. Mr. Soley was out of the office so I spoke with Mr. Jeff Hawkins. He explained to me I needed to complete and turn in the application for code compliance inspection and pay \$447. fee, which I did at that time. I expressed to him that I thought one had already been completed due to what was included in the letter to Mr. Pimentel. He suggested I complete any of the things on there, that I chose, to be ahead of the game, which I did. On October 14<sup>th</sup> I requested a code of compliance inspection. They came out and on November 8<sup>th</sup> I received the report. This report included many more issues than did the first. I do not understand why this is the case, when we had done all the things, or arranged for them to be done prior to the second inspection. The electrician questioned what they were identifying as a problem.

I am also confused by the statement in the most recent abatement order, that the building needs to be secured, including "All accessible doors and windows". My doors and windows are always locked when I leave. Does this mean I need to board them up? This seems to be kind of excessive and would not be very appealing to my neighbors.

In the recent days, my dad and I personally met with Reid Soley at the DSI office to discuss how we could proceed to obtain my permits. He said there is a process that needs to be done for him to process the paper work and approve my ability to purchase permits. Out of all the things needed to be done, I

needed to complete the application for sale of approval of a category #2 registered vacant building, the vacant building registration form, the sale of vacant building affidavit of intent, along with providing him with proof of my bank account summaries and pay the \$275 fee, which I completed immediately, and went back down and delivered personally to him.

I plan to pull all the permits, as a homeowner, I am allowed to pull, per Mr. Soley. I am appealing to stay in my home, due to all the work I have done. My contractor has written a letter stating there is no issue that makes my home an immediate danger to me or my children. I am also asking that due to all the expenses I have had to shoulder through this process, I would ask that the vacant home fee of \$1250 be waived or reduced. The fee has been continued by Marcia Moermond, depending on my action in pursuing legal counsel. At this point, I don't know what the outcome will be of the financially responsibility of the parties involved. I have had to cover all of the fees and expenses out of pocket thus far. It is my hope you will take this into consideration as you make your final decisions.

Thank you for your time and consideration. I love my home and want nothing more than to be able to call it home, and know it is mine to keep!

I have enclosed:

Recent Summary Abatement Order  
Application for Appeal,  
Copy of Contractor Bid  
Most Recent Letter my Attorney mailed to responsible parties  
Letter from Contractor verifying the safety of the home

All other documents submitted to Mr. Soley are in his possession.

If you have any further questions or comments, please feel free to contact me. My cell phone number is 651-335-1807.

Sincerely,



Kristin R. Quinlan  
Homeowner  
City of St. Paul Resident





3205 MIKE COLLINS DRIVE, EAGAN, MN 55121  
651-774-1180 651-774-8933 FAX  
State License No. 7231

Kristin Quinlin  
394 Clifton St  
St Paul, MN 55102

To Whom It May Concern:

I am a residential construction project coordinator with an active working knowledge of current codes and hazards in today's dwellings. Upon viewing this home, it is my opinion and belief that this home is fully habitable and should have no reason to be considered un-livable during this period of compliance repairs. This judgment is solely based upon the fact that I am assuming the issues before noted in Superior Construction Services estimate are taken care of and completed in a timely fashion. The issues addressed in our estimate are in response to a document received by the property owner. These issues are in my professional judgment, not an impending health hazard, and the Quinlin family should be allowed to continue to reside at the residence during the duration of the repairs required to satisfy the interest of the City of St Paul building inspection department.

Sincerely:

A handwritten signature in black ink, appearing to read 'Jakob Brown', is written over a horizontal line.

**Jakob Brown**  
Project Coordinator  
**Superior Construction Services**

3205 Mike Collins Dr  
Eagan, MN 55121

651-774-1180 (office)  
612-619-1892 (cell)  
[www.superior-const.com](http://www.superior-const.com)



## Superior Construction Services Inc.

9702 85th Ave North  
Maple Grove, MN 55369  
Phone (763) 424-9434 Fax (763) 424-5428  
Federal ID# 41-1766131 MN ID# 7231

Insured: Kristin Quinlin  
Property: 394 Clifton St  
St Paul, MN 55102

Cellular: (651) 335-1807

Claim Rep.: Other

Estimator: Jakob Brown  
Business: 3205 Mike Collins Drive  
Eagan, MN 55121

Business: (612) 619-1892

Contractor:  
Company: Superior Construction Services, Inc.  
Business: 3205 Mike Collins Drive  
Eagan, MN 55121

Business: (651) 774-1180

Claim Number: Policy Number: Type of Loss:

Date of Loss: 11/15/2011 3:00 PM  
Date Inspected:

Date Received:  
Date Entered: 12/2/2011 8:47 AM

Price List: MNMN5B\_NOV11  
Restoration/Service/Remodel  
Estimate: QUINLIN\_KRISTIN

**If your home is older than 1978 it may contain lead painted materials.** The EPA may require contractors to follow *special* procedures to contain *and/or* remediate lead from the damaged area. If a lead test is taken and your home was found to contain lead, **American Family Insurance requires you to notify us before beginning any repairs.** Please be aware that the EPA regulations consider lead to be a pollutant. Your policy limits the testing, cleaning, containment and removal of a pollutant to \$10,000.00 for covered losses.

**Physical mail you submit:** American Family Insurance appreciates your assistance in the handling of your claim. Any documentation you submit will be scanned and electronically retained in your claim file. Please include the claim number on the items submitted. The original documentation will be destroyed after 30 days. If you would like your documents returned, please indicate this on the documents and provide the address where you want the documents sent.

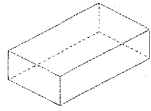
Superior Construction Services Inc.

2011-11-30-0901

Main\_Level

**Kitchen**

LxWxH 13' x 13' x 8'



416.00 SF Walls	169.00 SF Ceiling
585.00 SF Walls & Ceiling	169.00 SF Floor
18.78 SY Flooring	52.00 LF Floor Perimeter
104.00 SF Long Wall	104.00 SF Short Wall
52.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
8. R&R Acoustic ceiling (popcorn) texture - heavy	169.00 SF	0.40	1.03	241.67
9. Texture drywall - smooth / skim coat	585.00 SF	0.00	0.86	503.10
22. Drywall patch / small repair, ready for paint	3.00 EA	0.00	47.72	143.16
24. Seal/prime the ceiling - one coat	169.00 SF	0.00	0.33	55.77
23. Drywall tape joint/repair - per LF	16.00 LF	0.00	6.82	109.12
11. Seal & paint baseboard, oversized - three coats	52.00 LF	0.00	1.34	69.68
12. Seal & paint casing - three coats	37.00 LF	0.00	1.24	45.88
13. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	18.31	36.62
14. Seal then paint the walls twice (3 coats) - 2 colors	416.00 SF	0.00	0.91	378.56
21. Mask and prep for paint - plastic, paper, tape (per LF)	52.00 LF	0.00	0.81	42.12
Totals: Kitchen				1,625.68
Total: Main_Level				1,625.68

**Exterior**

**Roof**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
5. Roofing repair - Minimum charge	1.00 EA	0.00	525.00	525.00
Includes: 6 lbs nails, one bundle (1/3 square) of 240 pound composition shingles, and five hours labor to inspect roof and repair as needed.				
Totals: Roof				525.00

**Superior Construction Services Inc.**

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**Walls**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
29. Siding Installer - per hour	3.00 HR	0.00	69.59	208.77
Includes: Hourly labor rate for a siding installer to inspect exterior window and door flashing, repair any issues with the siding, and caulk as needed.				
Note: The siding installer typically performs such tasks as installing all types of siding, soffit and fascia as well as patio covers, awnings, gutter, exterior shutters, and carpents. No life expectancy data				
28. Painting - Minimum charge	1.00 EA	0.00	170.00	170.00
Includes: One gallon of latex paint and 3 hours labor to inspect exterior and paint as needed.				
Note: Minimum charge for painting. Minimum items are not meant to be used in conjunction with applied Base Service Charges. Average life expectancy 15 years Average depreciation 6.67% per year Maximum depreciation 100%				
Totals: Walls				378.77
Total: Exterior				903.77

**Basement**

**Utility Room**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
15. R&R Clothes dryer vent - installed	1.00 EA	4.39	51.23	55.62
16. Furnace - check, heavy clean, replace filters and service	1.00 EA			OPEN
Includes labor to: Clean and Orsat furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks.				
31. Duct Cleaning	1.00 EA	0.00	327.66	327.66
Totals: Utility Room				383.28

**Family Room**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
30. Painting (Bid Item)	1.00 EA	0.00	1,270.00	1,270.00
Note: Bid item. Includes labor/material to prime and paint basement walls and ceilings.				
Totals: Family Room				1,270.00

Superior Construction Services Inc.

Total: Basement

1,653.28

Second Floor

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
17. R&R Attic entrance cover and trim	1.00 EA	6.71	53.66	60.37
Air-seal and insulate attic/access door.				
18. Finish Carpenter - per hour	5.00 HR	0.00	63.94	319.70
Includes: Hourly labor rate for a finish carpenter to remove door panels and undercut doors 1" per Code Compliance Report.				
Totals: Hallway				380.07
Total: Second Floor				380.07

General

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
19. Electrical (Bid Item)	1.00 EA	0.00	1,134.00	1,134.00
25. Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA	0.00	2,073.30	2,073.30
20. Plumbing (Bid Item)	1.00 EA	0.00	980.00	980.00
26. Lead test fee - full service lead survey	1.00 EA	0.00	420.00	420.00
27. Taxes, insurance, permits & fees (Bid item)	1.00 EA	0.00	0.00	0.00
City permit fee for Superior Construction. This is an open line item. The price valuation per St Paul Building inspection fee schedule states the price at an estimated \$271.04.				

Totals: General

4,607.30

Line Item Subtotals: 2011-11-30-0901

9,170.10

Adjustments for Base Service Charges

Adjustment

Carpenter - Finish, Trim/Cabinet	127.88
Drywall Installer/Finisher	263.72
Heating / A.C. Mechanic	191.08
Painter	93.02
Total Adjustments for Base Service Charges:	675.70

Adjustments for Base Service Charges

Adjustment

Line Item Totals: QUINLIN\_KRISTIN

9,845.80

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**Grand Total Areas:**

416.00 SF Walls	169.00 SF Ceiling	585.00 SF Walls and Ceiling
169.00 SF Floor	18.78 SY Flooring	52.00 LF Floor Perimeter
104.00 SF Long Wall	104.00 SF Short Wall	52.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Summary for Dwelling

Line Item Total				9,170.10
Total Adjustments for Base Service Charges				675.70
Matl Sales Tax Reimb	@	7.775% x	2,694.45	209.49
				<hr/>
				10,055.29
Overhead	@	10.0% x	10,055.29	1,005.53
Profit	@	10.0% x	10,055.29	1,005.53
				<hr/>
<b>Replacement Cost Value</b>				<b>\$12,066.35</b>
<b>Net Claim</b>				<b>\$12,066.35</b>
				<hr/> <hr/>

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Jakob Brown

Recap by Room

Estimate: 2011-11-30-0901

Area: Main_Level		
Kitchen	1,625.68	16.51%
<hr/>		
Area Subtotal: Main_Level	1,625.68	16.51%
Area: Exterior		
Roof	525.00	5.33%
Walls	378.77	3.85%
<hr/>		
Area Subtotal: Exterior	903.77	9.18%
Area: Basement		
Utility Room	383.28	3.89%
Family Room	1,270.00	12.90%
<hr/>		
Area Subtotal: Basement	1,653.28	16.79%
Area: Second Floor		
Hallway	380.07	3.86%
<hr/>		
Area Subtotal: Second Floor	380.07	3.86%
General	4,607.30	46.79%
<hr/>		
Subtotal of Areas	9,170.10	93.14%
Base Service Charges	675.70	6.86%
<hr/>		
Total	9,845.80	100.00%



Recap by Category

O&P Items		Total	%
GENERAL DEMOLITION		78.70	0.65%
DRYWALL		929.45	7.70%
ELECTRICAL		1,134.00	9.40%
PERMITS AND FEES		420.00	3.48%
FINISH CARPENTRY / TRIMWORK		373.36	3.09%
HEAT, VENT & AIR CONDITIONING		2,452.19	20.32%
PLUMBING		980.00	8.12%
PAINTING		2,068.63	17.14%
ROOFING		525.00	4.35%
SIDING		208.77	1.73%
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O&P Items Subtotal		9,170.10	76.00%
Base Service Charges		675.70	5.60%
Matl Sales Tax Reimb	@ 7.775%	209.49	1.74%
Overhead	@ 10.0%	1,005.53	8.33%
Profit	@ 10.0%	1,005.53	8.33%
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Total		12,066.35	100.00%